HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

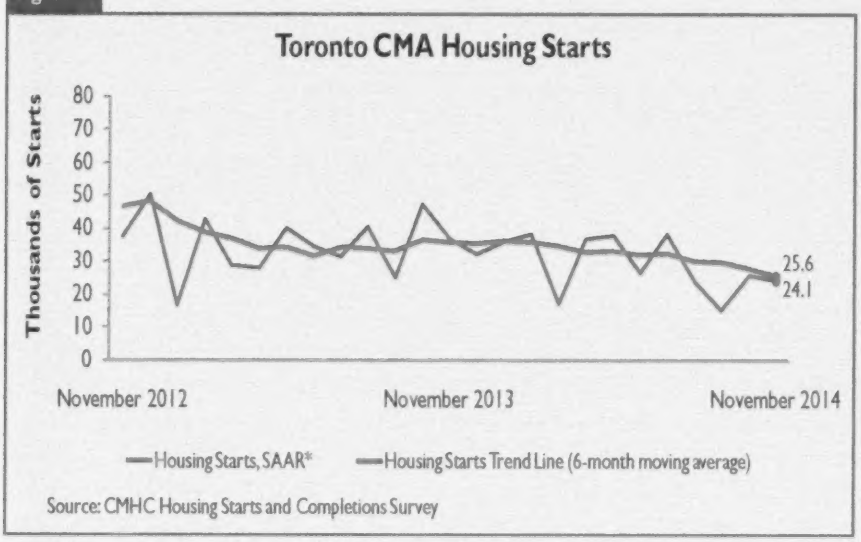
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2014

Highlights

- Total housing starts trended lower
- The City of Toronto recorded the highest number of starts within the Toronto CMA
- Existing home sales continued to show strength

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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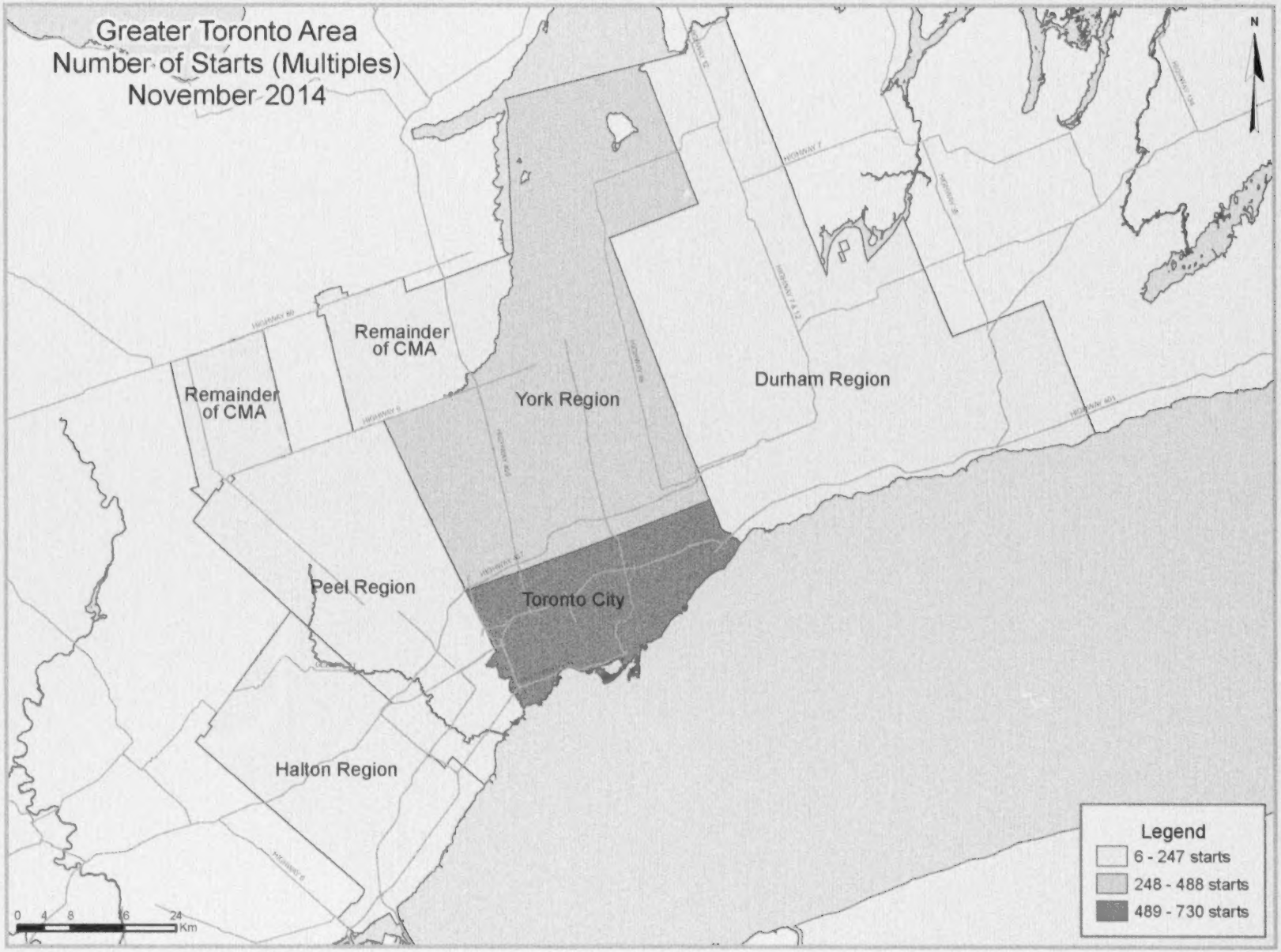
Housing Market Overview

Housing starts in the Toronto Census Metropolitan Area (CMA) trended lower at 25,579 units in November compared to 27,877 in October according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

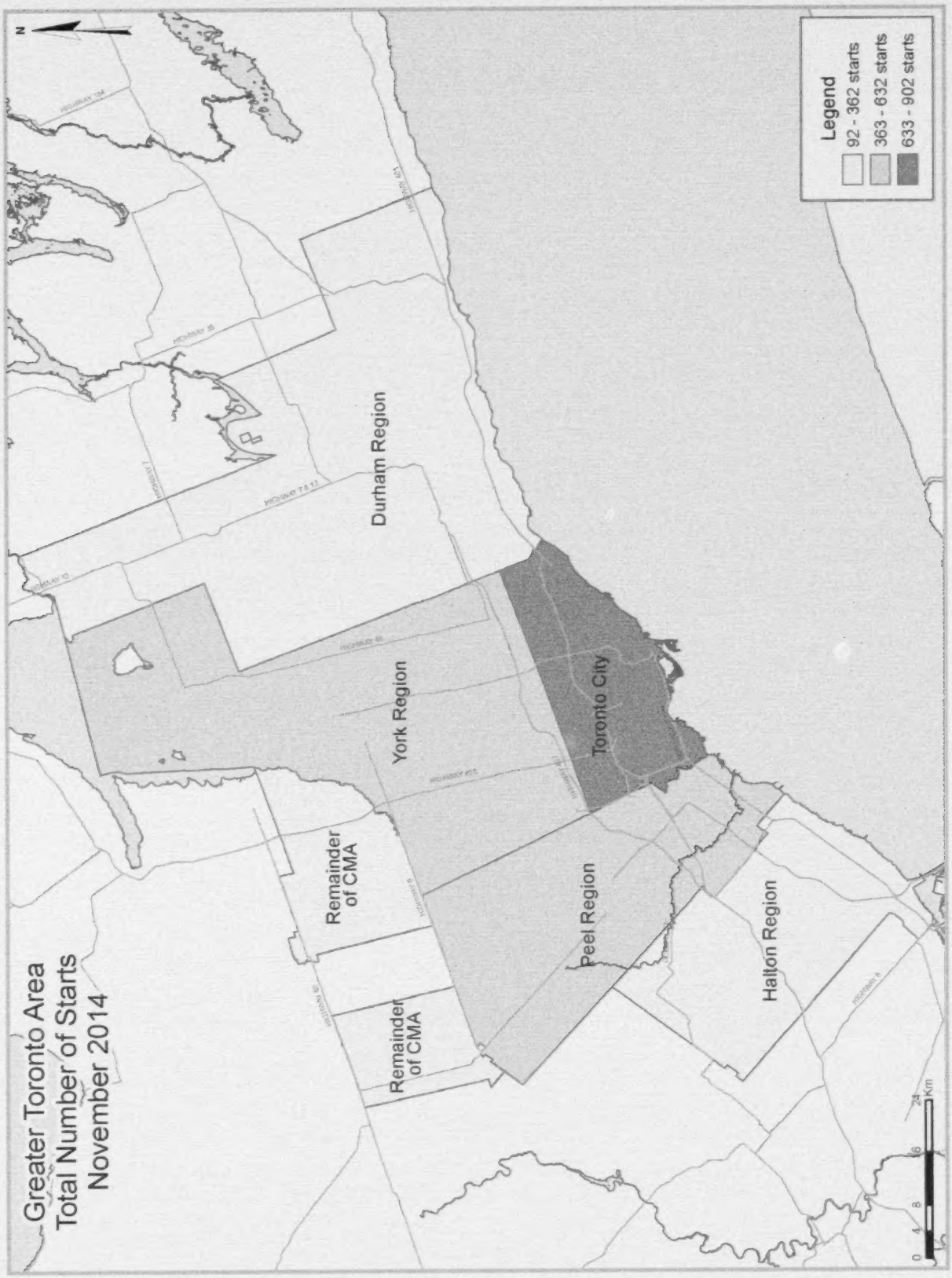
The lingering effects of fewer pre-construction condominium apartment sales between mid-2012 and mid-2013 continued to weigh on the number of apartment starts occurring in the second half of 2014. The pick-up in condominium apartment sales since the end of 2013 will begin to translate to more starts next year.

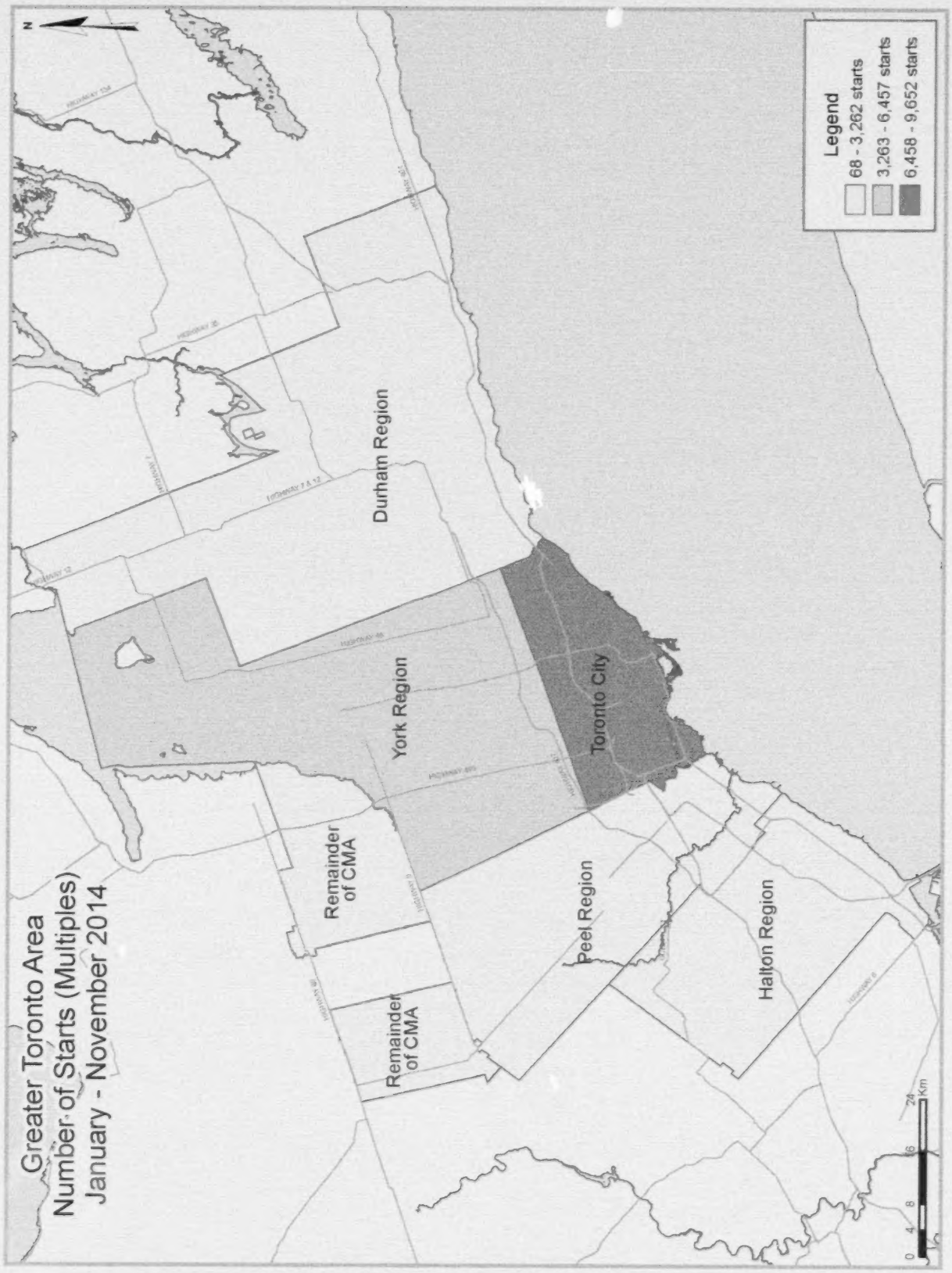
The City of Toronto recorded the highest number of starts in November, and captured almost all of the apartment starts in the GTA this month. The next highest municipalities were Brampton and Richmond Hill, which recorded robust low-rise starts. This month's decline in starts was evident across most dwelling types, with the exception of row units, which saw a sizable increase. Although single-detached units declined slightly, they managed to attain the highest share of new home starts.

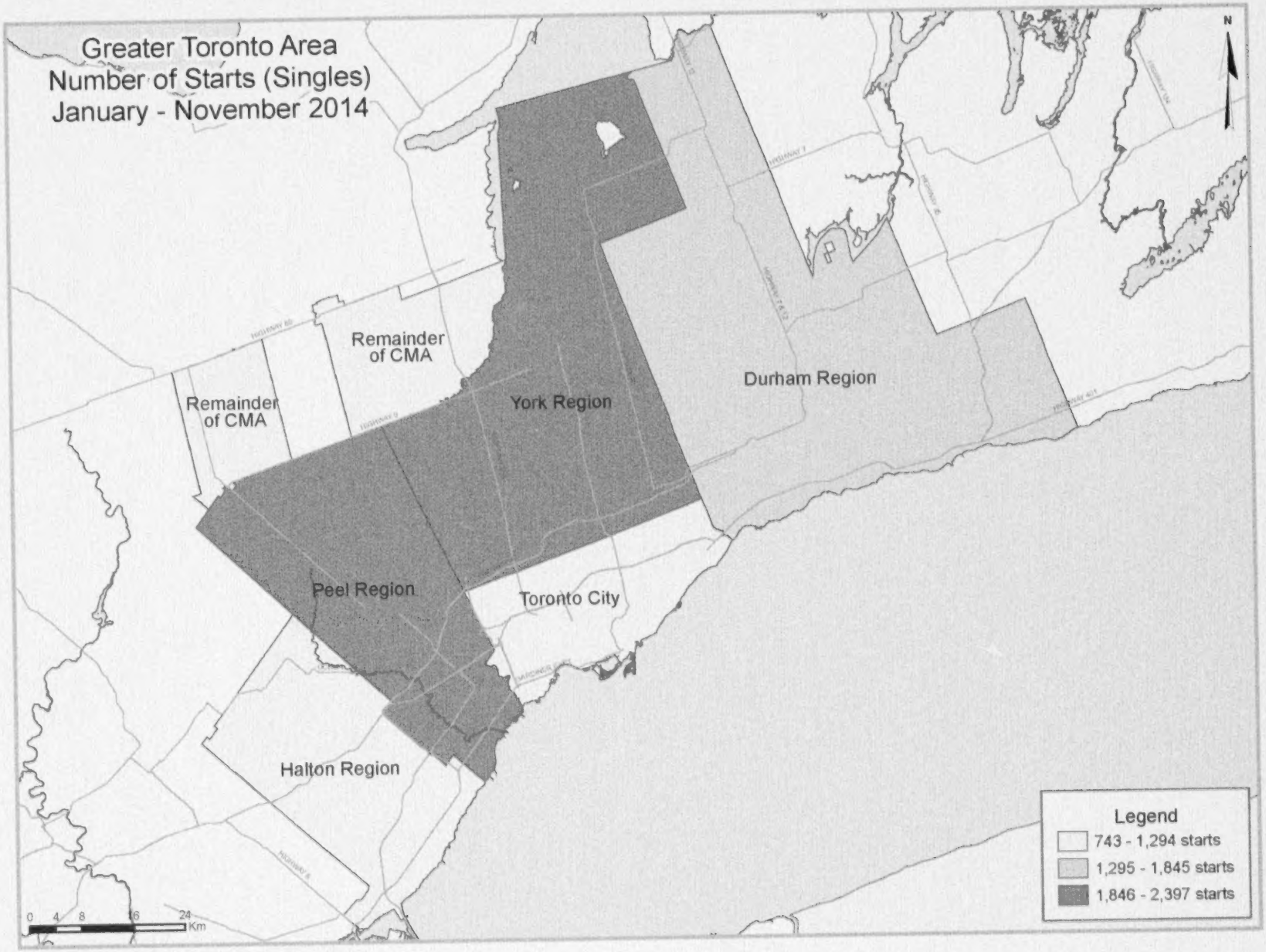
Lower monthly mortgage payments as a result of prevailing low mortgage rates continued to support the existing home market. The seasonally adjusted existing home sales decreased by 1.9 per cent in November from the previous month to reach 8,087 units. However, buyers had to contend with a limited supply, as the number of new listings declined more than sales. The seasonally adjusted average existing home price saw little change from last month. Nevertheless, the average price was 7.2 percent above the previous year, a result of a lack of supply relative to demand this year.

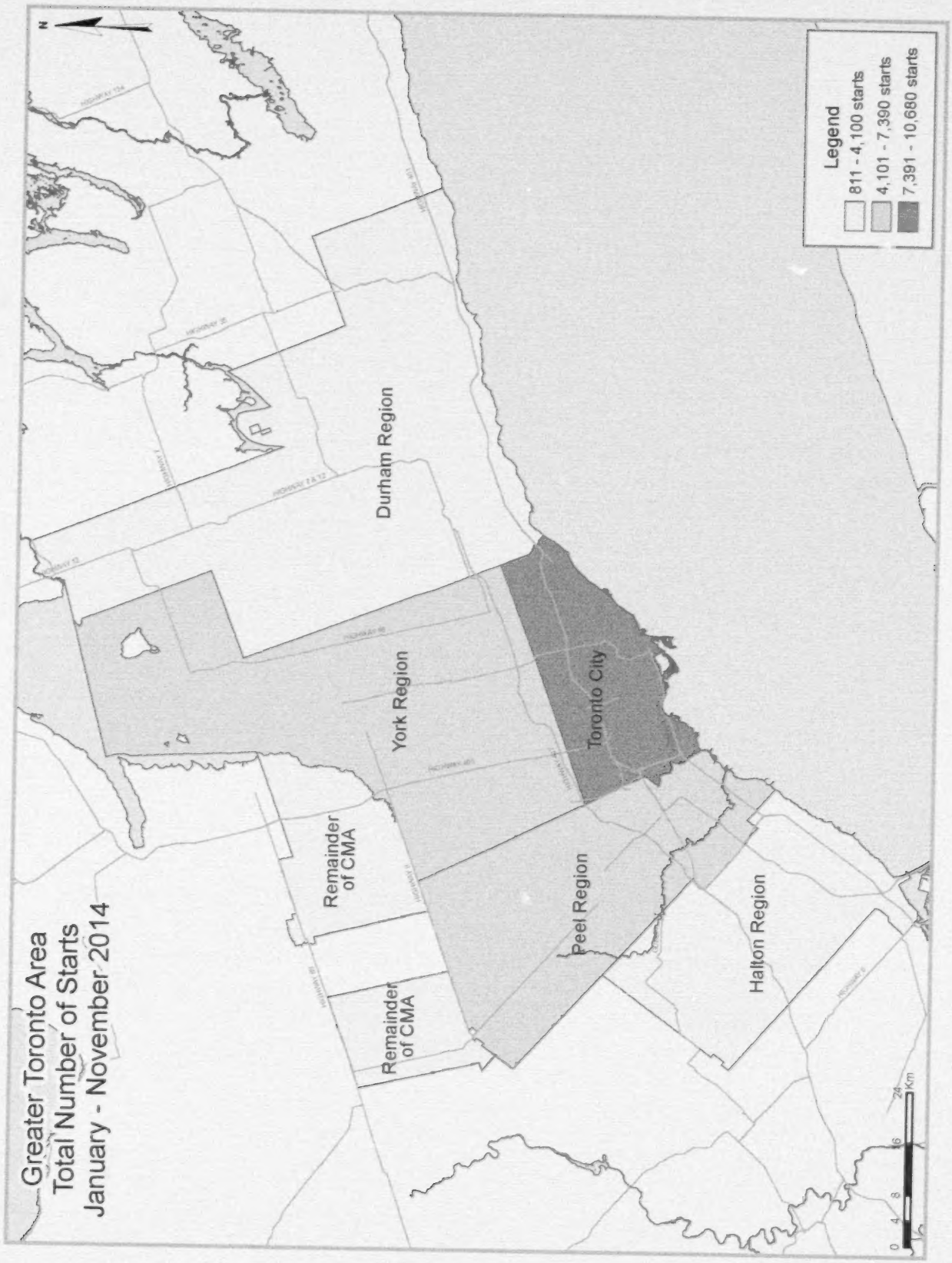

Greater Toronto Area
Number of Starts (Multiples)
November 2014
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
6 - 247 starts
248 - 488 starts
489 - 730 starts
0 4 8 16 24
Km

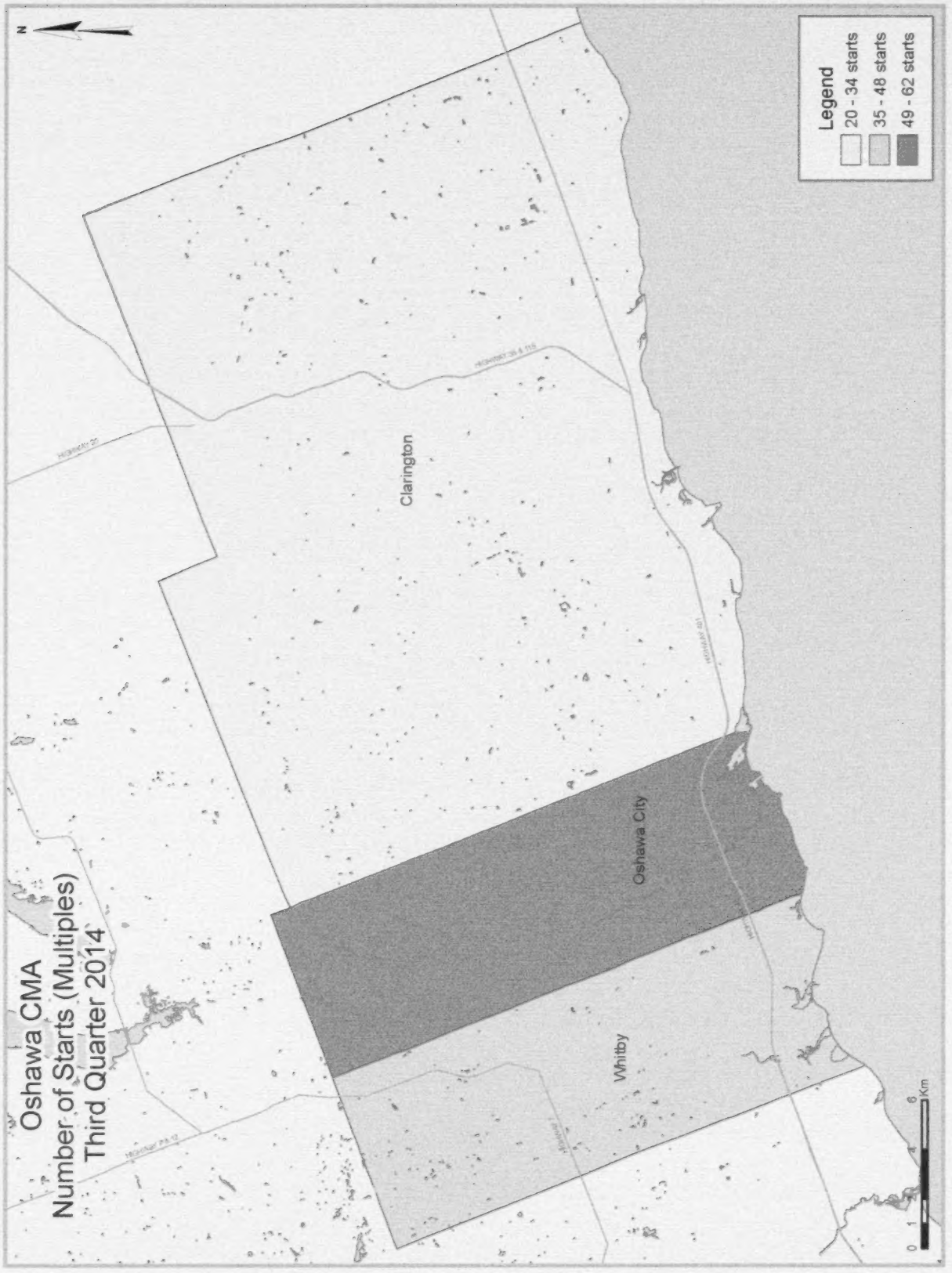
Greater Toronto Area
Number of Starts (Singles)
November 2014
Legend
77 - 127 starts
128 - 178 starts
179 - 229 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
November 2014
Legend
92 - 362 starts
363 - 632 starts
633 - 902 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - November 2014
Legend
68 - 3,262 starts
3,263 - 6,457 starts
6,458 - 9,652 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - November 2014
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
743 - 1,294 starts
1,295 - 1,845 starts
1,846 - 2,397 starts
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
January - November 2014
Legend
811 - 4,100 starts
4,101 - 7,390 starts
7,391 - 10,680 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

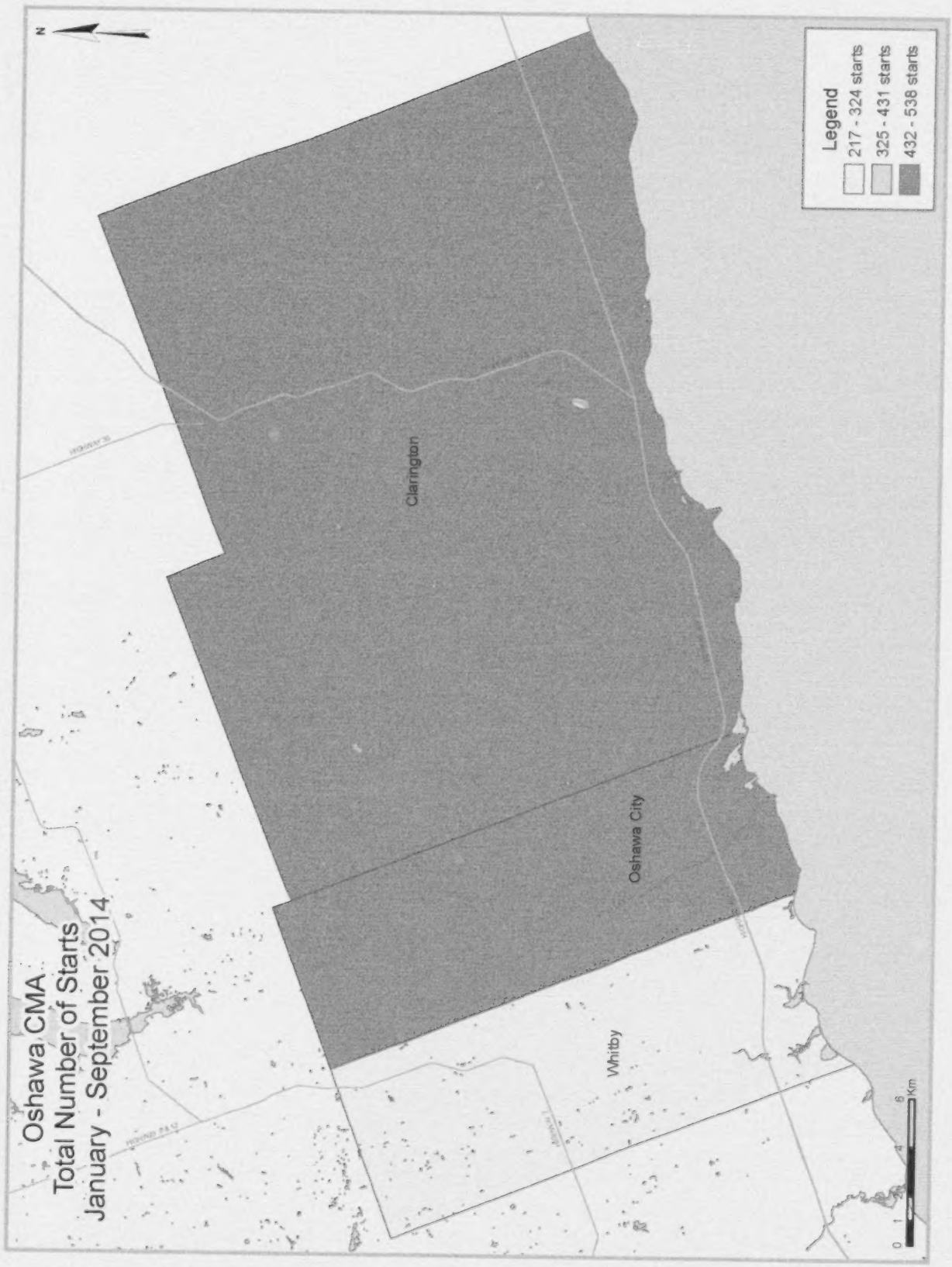

Oshawa CMA
Number of Starts (Multiples)
Third Quarter 2014
Legend
20 - 34 starts
35 - 48 starts
49 - 62 starts
Clarington
Oshawa City
Whitby
HIGHWAY 401
HIGHWAY 35 & 115
HIGHWAY 2
HIGHWAY 2A
0 1 4 6 Km
N

Oshawa CMA
Number of Starts (Singles)
Third Quarter 2014
Legend
75 - 100 starts
101 - 125 starts
126 - 150 starts
N
Clarington
Oshawa City
Whitby
0
6
Km

Oshawa CMA
Total Number of Starts
Third Quarter 2014
Legend
110 - 133 starts
134 - 156 starts
157 - 180 starts
N
Clarington
Oshawa City
Whitby
0
1
4
6
Km

Oshawa CMA
Number of Starts (Multiples)
January - September 2014
Legend
104 - 147 starts
148 - 190 starts
191 - 233 starts
Clarington
Oshawa City
Whitby
Highway 401
Highway 35
Highway 115
Highway 7A
Highway 12
0
2
4
6
Km
N

Oshawa CMA
Number of Starts (Singles)
January - September 2014
N
Legend
113 - 213 starts
214 - 313 starts
314 - 414 starts
Clarington
Oshawa City
Whitby
0
6 Km


Oshawa CMA
Total Number of Starts
January - September 2014
Legend
217 - 324 starts
325 - 431 starts
432 - 538 starts
Clarington
Oshawa City
Whitby
N
0
6
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) November 2014		
Toronto CMA[1]	October 2014	November 2014
Trend[2]	27,877	25,579
SAAR	25,565	24,083
	November 2013	November 2014
Actual		
November - Single-Detached	836	856
November - Multiples	2,378	1,274
November - Total	3,214	2,130
January to November - Single-Detached	8,619	8,140
January to November - Multiples	22,165	18,530
January to November - Total	30,784	26,670

Table 1b: Housing Starts (SAAR and Trend) November 2014		
Oshawa CMA[1]	October 2014	November 2014
Trend[2]	1,684	1,611
SAAR	1,393	1,124
	November 2013	November 2014
Actual		
November - Single-Detached	64	78
November - Multiples	32	12
November - Total	96	90
January to November - Single-Detached	817	1,005
January to November - Multiples	487	500
January to November - Total	1,304	1,505

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2014	856	102	294	0	142	281	0	455	2,130
November 2013	835	206	296	1	86	1,788	0	2	3,214
% Change	2.5	-50.5	-0.7	-100.0	65.1	-84.3	n/a	**	-33.7
Year-to-date 2014	8,112	1,474	2,901	28	850	11,782	4	1,519	26,670
Year-to-date 2013	8,581	1,788	3,263	38	542	16,085	10	477	30,784
% Change	-5.5	-17.6	-11.1	-26.3	56.8	-26.8	-60.0	**	-13.4
UNDER CONSTRUCTION									
November 2014	7,202	1,324	3,044	26	939	53,168	8	2,985	68,696
November 2013	7,883	1,796	3,741	21	829	53,926	18	1,485	69,699
% Change	-8.6	-26.3	-18.6	23.8	13.3	-1.4	-55.6	101.0	-1.4
COMPLETIONS									
November 2014	889	206	218	3	20	479	0	0	1,815
November 2013	990	252	303	6	62	1,180	0	8	2,801
% Change	-10.2	-18.3	-28.1	-50.0	-67.7	-59.4	n/a	-100.0	-35.2
Year-to-date 2014	8,802	1,828	3,135	23	629	12,481	18	292	27,208
Year-to-date 2013	9,126	1,983	3,424	56	725	12,682	14	2,299	30,309
% Change	-3.6	-7.8	-8.4	-58.9	-13.2	-1.6	28.6	-87.3	-10.2
COMPLETED & NOT ABSORBED									
November 2014	229	21	92	0	42	890	n/a	n/a	1,274
November 2013	166	16	71	0	12	1,050	n/a	n/a	1,315
% Change	38.0	31.3	29.6	n/a	**	-15.2	n/a	n/a	-3.1
ABSORBED									
November 2014	884	204	218	3	20	508	n/a	n/a	1,837
November 2013	974	254	279	6	59	1 143	n/a	n/a	2,715
% Change	-9.2	-19.7	-21.9	-50.0	-66.1	-55.6	n/a	n/a	-32.3
Year-to-date 2014	8,745	1,819	3,137	24	604	12,574	n/a	n/a	26,903
Year-to-date 2013	9,093	1,981	3,419	57	724	12,541	n/a	n/a	27,815
% Change	-3.8	-8.2	-8.2	-57.9	-16.6	0.3	n/a	n/a	-3.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2014	78	0	6	0	0	0	0	6	90
November 2013	64	8	12	0	0	0	0	12	96
% Change	21.9	-100.0	-50.0	n/a	n/a	n/a	n/a	-50.0	-6.3
Year-to-date 2014	1,004	32	270	0	88	0	1	110	1,505
Year-to-date 2013	813	66	110	0	21	0	31	263	1,304
% Change	23.5	-51.5	145.5	n/a	**	n/a	-96.8	-58.2	15.4
UNDER CONSTRUCTION									
November 2014	598	8	176	0	80	0	4	252	1,118
November 2013	509	30	94	0	35	48	2	402	1,120
% Change	17.5	-73.3	87.2	n/a	128.6	-100.0	100.0	-37.3	-0.2
COMPLETIONS									
November 2014	101	6	22	0	14	0	6	141	290
November 2013	74	2	6	0	5	72	15	0	174
% Change	36.5	200.0	**	n/a	180.0	-100.0	-60.0	n/a	66.7
Year-to-date 2014	892	42	174	0	49	0	6	212	1,375
Year-to-date 2013	942	78	106	0	143	142	40	21	1,472
% Change	-5.3	-46.2	64.2	n/a	-65.7	-100.0	-85.0	**	-6.6
COMPLETED & NOT ABSORBED									
November 2014	28	0	0	0	0	0	n/a	n/a	28
November 2013	4	0	1	0	0	0	n/a	n/a	5
% Change	**	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	**
ABSORBED									
November 2014	97	6	22	0	14	0	n/a	n/a	139
November 2013	74	2	5	0	5	72	n/a	n/a	158
% Change	31.1	200.0	**	n/a	180.0	-100.0	n/a	n/a	-12.0
Year-to-date 2014	892	42	171	0	49	0	n/a	n/a	1,154
Year-to-date 2013	955	78	105	0	145	151	n/a	n/a	1,434
% Change	-6.6	-46.2	62.9	n/a	-66.2	-100.0	n/a	n/a	-19.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2014	898	102	285	0	142	281	0	461	2,169
November 2013	907	214	300	1	75	1,788	0	14	3,299
% Change	-1.0	-52.3	-5.0	-100.0	89.3	-84.3	n/a	**	-34.3
Year-to-date 2014	8,527	1,498	3,161	9	986	11,860	5	1,629	27,675
Year-to-date 2013	8,845	1,800	3,207	9	663	16,325	41	1,047	31,937
% Change	-3.6	-16.8	-1.4	0.0	48.7	-27.4	-87.8	55.6	-13.3
UNDER CONSTRUCTION									
November 2014	7,398	1,322	3,180	16	1,076	53,250	12	3,507	69,761
November 2013	8,019	1,762	3,630	9	923	54,414	20	2,194	70,971
% Change	-7.7	-25.0	-12.4	77.8	16.6	-2.1	-40.0	59.8	-1.7
COMPLETIONS									
November 2014	909	202	232	0	34	479	6	141	2,003
November 2013	1,028	248	289	0	98	1,390	15	8	3,076
% Change	-11.6	-18.5	-19.7	n/a	-65.3	-65.5	-60.0	**	-34.9
Year-to-date 2014	9,169	1,814	3,154	2	719	12,923	24	541	28,346
Year-to-date 2013	9,648	2,007	3,508	13	937	13,116	54	2,320	31,603
% Change	-5.0	-9.6	-10.1	-84.6	-23.3	-1.5	-55.6	-76.7	-10.3
COMPLETED & NOT ABSORBED									
November 2014	265	19	62	0	42	872	n/a	n/a	1,260
November 2013	178	14	56	0	14	1,032	n/a	n/a	1,294
% Change	48.9	35.7	10.7	n/a	200.0	-15.5	n/a	n/a	-2.6
ABSORBED									
November 2014	897	200	232	0	34	508	n/a	n/a	1,871
November 2013	1,013	250	264	0	93	1 353	n/a	n/a	2,973
% Change	-11.5	-20.0	-12.1	n/a	-63.4	-62.5	n/a	n/a	-37.1
Year-to-date 2014	9,078	1,805	3,167	2	696	13,016	n/a	n/a	27,764
Year-to-date 2013	9,615	2,005	3,502	13	936	13,002	n/a	n/a	29,073
% Change	-5.6	-10.0	-9.6	-84.6	-25.6	0.1	n/a	n/a	-4.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
November 2014	172	22	4	0	0	249	0	455	902
November 2013	102	26	4	1	0	1,374	0	0	1,507
York Region									
November 2014	193	0	180	0	104	32	0	0	509
November 2013	391	38	158	0	0	390	0	2	979
Peel Region									
November 2014	229	68	71	0	17	0	0	0	385
November 2013	174	134	109	0	9	0	0	0	426
Halton Region									
November 2014	182	6	0	0	0	0	0	0	188
November 2013	139	8	6	0	43	0	0	0	196
Durham Region									
November 2014	117	6	30	0	21	0	0	6	180
November 2013	95	8	23	0	23	24	0	12	185
Toronto CMA									
November 2014	856	102	294	0	142	281	0	455	2,130
November 2013	835	206	296	1	86	1,788	0	2	3,214
Oshawa CMA									
November 2014	78	0	6	0	0	0	0	6	90
November 2013	64	8	12	0	0	0	0	12	96
Greater Toronto Area									
November 2014	893	102	285	0	142	281	0	461	2,164
November 2013	901	214	300	1	75	1,788	0	14	3,293

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
November 2014	1,445	266	423	10	140	44,094	4	2,541	48,923
November 2013	1,532	194	605	8	360	42,661	10	1,380	46,750
York Region									
November 2014	2,049	322	1,200	6	104	6,052	0	238	9,971
November 2013	2,263	260	1,102	0	23	7,416	0	101	11,165
Peel Region									
November 2014	1,859	638	731	0	361	1,861	4	205	5,659
November 2013	2,655	1,202	962	1	150	2,752	8	4	7,734
Halton Region									
November 2014	841	44	493	0	245	1,243	0	271	3,137
November 2013	750	66	688	0	326	1,537	0	307	3,674
Durham Region									
November 2014	1,106	50	333	0	226	0	4	252	1,971
November 2013	727	40	273	0	64	48	2	402	1,556
Toronto CMA									
November 2014	7,202	1,324	3,044	26	939	53,168	8	2,985	68,696
November 2013	7,883	1,796	3,741	21	829	53,926	18	1,485	69,699
Oshawa CMA									
November 2014	598	8	176	0	80	0	4	252	1,118
November 2013	509	30	94	0	35	48	2	402	1,120
Greater Toronto Area									
November 2014	7,300	1,320	3,180	16	1,076	53,250	12	3,507	69,661
November 2013	7,927	1,762	3,630	9	923	54,414	20	2,194	70,879

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
November 2014	126	8	16	0	11	0	0	0	161
November 2013	125	34	42	0	28	741	0	0	970
York Region									
November 2014	226	44	148	0	0	479	0	0	897
November 2013	333	22	91	0	18	415	0	8	887
Peel Region									
November 2014	274	142	11	0	9	0	0	0	436
November 2013	333	176	26	0	0	0	0	0	535
Halton Region									
November 2014	114	2	13	0	0	0	0	0	129
November 2013	81	2	46	0	41	138	0	0	308
Durham Region									
November 2014	166	6	44	0	14	0	6	141	377
November 2013	156	14	84	0	11	96	15	0	376
Toronto CMA									
November 2014	889	206	218	3	20	479	0	0	1,815
November 2013	990	252	303	6	62	1,180	0	8	2,801
Oshawa CMA									
November 2014	101	6	22	0	14	0	6	141	290
November 2013	74	2	6	0	5	72	15	0	174
Greater Toronto Area									
November 2014	906	202	232	0	34	479	6	141	2,000
November 2013	1,028	248	289	0	98	1,390	15	8	3,076

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
November 2014	155	15	49	0	19	684	n/a	n/a	922
November 2013	102	4	35	0	10	904	n/a	n/a	1,055
York Region									
November 2014	46	4	9	0	23	186	n/a	n/a	268
November 2013	20	6	20	0	0	98	n/a	n/a	144
Peel Region									
November 2014	8	0	0	0	0	0	n/a	n/a	8
November 2013	20	2	0	0	2	25	n/a	n/a	49
Halton Region									
November 2014	19	0	0	0	0	2	n/a	n/a	21
November 2013	22	2	0	0	2	4	n/a	n/a	30
Durham Region									
November 2014	37	0	4	0	0	0	n/a	n/a	41
November 2013	14	0	1	0	0	1	n/a	n/a	16
Toronto CMA									
November 2014	229	21	92	0	42	890	n/a	n/a	1,274
November 2013	166	16	71	0	12	1,050	n/a	n/a	1,315
Oshawa CMA									
November 2014	28	0	0	0	0	0	n/a	n/a	28
November 2013	4	0	1	0	0	0	n/a	n/a	5
Greater Toronto Area									
November 2014	265	19	62	0	42	872	n/a	n/a	1,260
November 2013	178	14	56	0	14	1,032	n/a	n/a	1,294

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
November 2014	121	4	16	0	11	44	n/a	n/a	196
November 2013	95	36	29	0	25	705	n/a	n/a	890
York Region									
November 2014	229	44	148	0	0	462	n/a	n/a	883
November 2013	337	22	80	0	18	415	n/a	n/a	872
Peel Region									
November 2014	274	142	11	0	9	0	n/a	n/a	436
November 2013	343	176	26	0	0	0	n/a	n/a	545
Halton Region									
November 2014	111	4	13	0	0	2	n/a	n/a	130
November 2013	84	2	46	0	39	138	n/a	n/a	309
Durham Region									
November 2014	162	6	44	0	14	0	n/a	n/a	226
November 2013	154	14	83	0	11	95	n/a	n/a	357
Toronto CMA									
November 2014	884	204	218	3	20	508	n/a	n/a	1,837
November 2013	974	254	279	6	59	1,143	n/a	n/a	2,715
Oshawa CMA									
November 2014	97	6	22	0	14	0	n/a	n/a	139
November 2013	74	2	5	0	5	72	n/a	n/a	158
Greater Toronto Area									
November 2014	897	200	232	0	34	508	n/a	n/a	1,871
November 2013	1,013	250	264	0	93	1,353	n/a	n/a	2,973

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	% Change
Toronto City	172	103	22	26	4	4	704	1,374	902	1,507	-40.1
Toronto	22	16	4	0	0	0	191	1,374	217	1,390	-84.4
East York	11	6	0	0	0	0	0	0	11	6	83.3
Etobicoke	33	13	0	0	4	0	4	0	41	13	**
North York	88	55	2	26	0	4	509	0	599	85	**
Scarborough	10	8	0	0	0	0	0	0	10	8	25.0
York	8	5	16	0	0	0	0	0	24	5	**
York Region	193	391	0	38	284	158	32	392	509	979	-48.0
Aurora	10	6	0	0	0	0	0	37	10	43	-76.7
East Gwillimbury	10	4	0	0	0	0	0	0	10	4	150.0
Georgina Township	9	28	0	0	0	6	0	0	9	34	-73.5
King Township	20	27	0	0	10	0	6	0	36	27	33.3
Markham	2	132	0	38	0	10	0	2	2	182	-98.9
Newmarket	8	26	0	0	0	44	0	0	8	70	-88.6
Richmond Hill	60	76	0	0	143	80	0	0	203	156	30.1
Vaughan	71	80	0	0	103	18	0	353	174	451	-61.4
Whitchurch-Stouffville	3	12	0	0	28	0	26	0	57	12	**
Peel Region	229	174	68	134	88	118	0	0	385	426	-9.6
Brampton	182	126	26	132	62	102	0	0	270	360	-25.0
Caledon	16	25	40	2	9	16	0	0	65	43	51.2
Mississauga	31	23	2	0	17	0	0	0	50	23	117.4
Halton Region	182	139	6	8	0	49	0	0	188	196	-4.1
Burlington	36	18	0	4	0	0	0	0	36	22	63.6
Halton Hills	9	4	0	0	0	0	0	0	9	4	125.0
Milton	116	26	6	4	0	0	0	0	122	30	**
Oakville	21	91	0	0	0	49	0	0	21	140	-85.0
Durham Region	122	101	6	8	51	46	6	36	185	191	-3.1
Ajax	25	14	0	0	21	23	0	0	46	37	24.3
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	39	10	0	0	0	6	0	0	39	16	143.8
Oshawa	29	41	0	8	6	6	6	12	41	67	-38.8
Pickering	8	15	6	0	24	11	0	24	38	50	-24.0
Scugog	4	4	0	0	0	0	0	0	4	4	0.0
Uxbridge	6	2	0	0	0	0	0	0	6	2	200.0
Whitby	10	13	0	0	0	0	0	0	10	13	-23.1
Remainder of Toronto CMA	77	16	0	4	15	19	0	0	92	39	135.9
Bradford West Gwillimbury	3	5	0	0	0	0	0	0	3	5	-40.0
Town of Mono	2	1	0	0	0	0	0	0	2	1	100.0
New Tecumseth	57	4	0	4	0	11	0	0	57	19	200.0
Orangeville	15	6	0	0	15	8	0	0	30	14	114.3
Toronto CMA	856	836	102	206	436	382	736	1,790	2,130	3,214	-33.7
Oshawa CMA	78	64	0	8	6	12	6	12	90	96	-6.3
Greater Toronto Area (GTA)	898	908	102	214	427	375	742	1,802	2,169	3,299	-34.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Toronto City	1,028	1,133	176	188	293	574	9,183	12,058	10,680	13,953	-23.5
Toronto	174	163	52	24	106	28	6,039	9,165	6,371	9,380	-32.1
East York	70	68	10	0	8	5	0	0	88	73	20.5
Etobicoke	147	187	0	42	22	24	466	1,075	635	1,328	-52.2
North York	492	509	74	98	115	287	2,580	1,091	3,261	1,985	64.3
Scarborough	114	180	0	16	30	230	87	727	231	1,153	-80.0
York	31	26	40	8	12	0	11	0	94	34	176.5
York Region	2,397	3,056	454	314	1,353	965	2,848	2,833	7,052	7,168	-1.6
Aurora	192	16	0	0	21	0	0	37	213	53	**
East Gwillimbury	60	34	0	8	6	0	0	0	66	42	57.1
Georgina Township	188	142	0	2	32	25	0	0	220	169	30.2
King Township	205	264	2	6	26	77	6	0	239	347	-31.1
Markham	572	917	362	216	501	388	1,031	1,287	2,466	2,808	-12.2
Newmarket	112	427	0	40	38	44	0	0	150	511	-70.6
Richmond Hill	300	428	14	4	471	247	1,653	136	2,438	815	199.1
Vaughan	627	625	76	38	206	177	132	1,373	1,041	2,213	-53.0
Whitchurch-Stouffville	141	203	0	0	52	7	26	0	219	210	4.3
Peel Region	2,147	2,535	724	1,118	929	985	612	1,199	4,412	5,837	-24.4
Brampton	1,818	1,972	576	800	546	722	308	320	3,248	3,814	-14.8
Caledon	212	297	54	56	139	111	0	0	405	464	-12.7
Mississauga	117	266	94	262	244	152	304	879	759	1,559	-51.3
Halton Region	1,216	856	46	92	865	912	783	995	2,910	2,855	1.9
Burlington	86	79	0	8	96	163	78	547	260	797	-67.4
Halton Hills	47	178	2	0	0	154	0	0	49	332	-85.2
Milton	667	204	42	62	352	345	276	96	1,337	707	89.1
Oakville	416	395	2	22	417	250	429	352	1,264	1,019	24.0
Durham Region	1,749	1,278	98	100	664	459	110	287	2,621	2,124	23.4
Ajax	512	285	28	12	158	114	0	0	698	411	69.8
Brock	22	17	2	0	0	0	0	0	24	17	41.2
Clarington	503	224	30	30	115	89	0	0	648	343	88.9
Oshawa	362	409	2	36	139	30	110	261	613	736	-16.7
Pickering	134	93	36	22	148	187	0	24	318	326	-2.5
Scugog	27	28	0	0	0	0	0	0	27	28	-3.6
Uxbridge	49	38	0	0	0	0	0	0	49	38	28.9
Whitby	140	184	0	0	104	39	0	2	244	225	8.4
Remainder of Toronto CMA	743	702	14	66	54	225	0	0	811	993	-18.3
Bradford West Gwillimbury	251	362	6	28	0	193	0	0	257	583	-55.9
Town of Mono	131	30	0	0	0	0	0	0	131	30	**
New Tecumseth	287	239	8	38	11	24	0	0	306	301	1.7
Orangeville	74	71	0	0	43	8	0	0	117	79	48.1
Toronto CMA	8,140	8,619	1,478	1,804	3,704	3,799	13,348	16,562	26,670	30,784	-13.4
Oshawa CMA	1,005	817	32	66	358	158	110	263	1,505	1,304	15.4
Greater Toronto Area (GTA)	8,537	8,858	1,498	1,812	4,104	3,895	13,536	17,372	27,675	31,937	-13.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Toronto City	4	4	0	0	249	1,374	455	0
Toronto	0	0	0	0	191	1,374	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	4	0	0	0	4	0	0	0
North York	0	4	0	0	54	0	455	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	284	158	0	0	32	390	0	2
Aurora	0	0	0	0	0	37	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	6	0	0	0	0	0	0
King Township	10	0	0	0	6	0	0	0
Markham	0	10	0	0	0	0	0	2
Newmarket	0	44	0	0	0	0	0	0
Richmond Hill	143	80	0	0	0	0	0	0
Vaughan	103	18	0	0	0	353	0	0
Whitchurch-Stouffville	28	0	0	0	26	0	0	0
Peel Region	88	118	0	0	0	0	0	0
Brampton	62	102	0	0	0	0	0	0
Caledon	9	16	0	0	0	0	0	0
Mississauga	17	0	0	0	0	0	0	0
Halton Region	0	49	0	0	0	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Oakville	0	49	0	0	0	0	0	0
Durham Region	51	46	0	0	0	24	6	12
Ajax	21	23	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	0	0	0	0	0	0
Oshawa	6	6	0	0	0	0	6	12
Pickering	24	11	0	0	0	24	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	15	19	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	15	8	0	0	0	0	0	0
Toronto CMA	436	382	0	0	281	1,788	455	2
Oshawa CMA	6	12	0	0	0	0	6	12
Greater Toronto Area (GTA)	427	375	0	0	281	1,788	461	14

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	289	574	4	0	8,110	11,825	1,073	233
Toronto	102	28	4	0	5,735	9,118	304	47
East York	8	5	0	0	0	0	0	0
Etobicoke	22	24	0	0	466	1,073	0	2
North York	115	287	0	0	1,844	1,091	736	0
Scarborough	30	230	0	0	65	543	22	184
York	12	0	0	0	0	0	11	0
York Region	1,353	965	0	0	2,607	2,818	241	15
Aurora	21	0	0	0	0	37	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	32	25	0	0	0	0	0	0
King Township	26	77	0	0	6	0	0	0
Markham	501	388	0	0	1,023	1,278	8	9
Newmarket	38	44	0	0	0	0	0	0
Richmond Hill	471	247	0	0	1,420	130	233	6
Vaughan	206	177	0	0	132	1,373	0	0
Whitchurch-Stouffville	52	7	0	0	26	0	0	0
Peel Region	929	985	0	0	407	970	205	229
Brampton	546	722	0	0	103	95	205	225
Caledon	139	111	0	0	0	0	0	0
Mississauga	244	152	0	0	304	875	0	4
Halton Region	865	912	0	0	783	688	0	307
Burlington	96	163	0	0	78	240	0	307
Halton Hills	0	154	0	0	0	0	0	0
Milton	352	345	0	0	276	96	0	0
Oakville	417	250	0	0	429	352	0	0
Durham Region	664	432	0	27	0	24	110	263
Ajax	158	114	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	115	62	0	27	0	0	0	0
Oshawa	139	30	0	0	0	0	110	261
Pickering	148	187	0	0	0	24	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	104	39	0	0	0	0	0	2
Remainder of Toronto CMA	54	225	0	0	0	0	0	0
Bradford West Gwillimbury	0	193	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	24	0	0	0	0	0	0
Orangeville	43	8	0	0	0	0	0	0
Toronto CMA	3,700	3,799	4	0	11,829	16,085	1,519	477
Oshawa CMA	358	131	0	27	0	0	110	263
Greater Toronto Area (GTA)	4,100	3,868	4	27	11,907	16,325	1,629	1,047

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Toronto City	198	132	249	1,375	455	0	902	1,507
Toronto	26	16	191	1,374	0	0	217	1,390
East York	11	6	0	0	0	0	11	6
Etobicoke	37	13	4	0	0	0	41	13
North York	90	84	54	1	455	0	599	85
Scarborough	10	8	0	0	0	0	10	8
York	24	5	0	0	0	0	24	5
York Region	373	587	136	390	0	2	509	979
Aurora	10	6	0	37	0	0	10	43
East Gwillimbury	10	4	0	0	0	0	10	4
Georgina Township	9	34	0	0	0	0	9	34
King Township	20	27	16	0	0	0	36	27
Markham	2	180	0	0	0	2	2	182
Newmarket	8	70	0	0	0	0	8	70
Richmond Hill	203	156	0	0	0	0	203	156
Vaughan	80	98	94	353	0	0	174	451
Whitchurch-Stouffville	31	12	26	0	0	0	57	12
Peel Region	368	417	17	9	0	0	385	426
Brampton	270	351	0	9	0	0	270	360
Caledon	65	43	0	0	0	0	65	43
Mississauga	33	23	17	0	0	0	50	23
Halton Region	188	153	0	43	0	0	188	196
Burlington	36	22	0	0	0	0	36	22
Halton Hills	9	4	0	0	0	0	9	4
Milton	122	30	0	0	0	0	122	30
Oakville	21	97	0	43	0	0	21	140
Durham Region	158	132	21	47	6	12	185	191
Ajax	25	14	21	23	0	0	46	37
Brock	1	2	0	0	0	0	1	2
Clarington	39	16	0	0	0	0	39	16
Oshawa	35	55	0	0	6	12	41	67
Pickering	38	26	0	24	0	0	38	50
Scugog	4	4	0	0	0	0	4	4
Uxbridge	6	2	0	0	0	0	6	2
Whitby	10	13	0	0	0	0	10	13
Remainder of Toronto CMA	92	28	0	11	0	0	92	39
Bradford West Gwillimbury	3	5	0	0	0	0	3	5
Town of Mono	2	1	0	0	0	0	2	1
New Tecumseth	57	8	0	11	0	0	57	19
Orangeville	30	14	0	0	0	0	30	14
Toronto CMA	1,252	1,337	423	1,875	455	2	2,130	3,214
Oshawa CMA	84	84	0	0	6	12	90	96
Greater Toronto Area (GTA)	1,285	1,421	423	1,864	461	14	2,169	3,299

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	1,447	1,610	8,156	12,100	1,077	243	10,680	13,953
Toronto	327	215	5,736	9,118	308	47	6,371	9,380
East York	88	73	0	0	0	0	88	73
Etobicoke	177	239	458	1,081	0	8	635	1,328
North York	639	644	1,886	1,337	736	4	3,261	1,985
Scarborough	133	405	76	564	22	184	231	1,153
York	83	34	0	0	11	0	94	34
York Region	4,095	4,315	2,716	2,838	241	15	7,052	7,168
Aurora	213	16	0	37	0	0	213	53
East Gwillimbury	66	42	0	0	0	0	66	42
Georgina Township	220	169	0	0	0	0	220	169
King Township	223	347	16	0	0	0	239	347
Markham	1,435	1,521	1,023	1,278	8	9	2,466	2,808
Newmarket	139	511	11	0	0	0	150	511
Richmond Hill	791	672	1,414	137	233	6	2,438	815
Vaughan	815	827	226	1,386	0	0	1,041	2,213
Whitchurch-Stouffville	193	210	26	0	0	0	219	210
Peel Region	3,421	4,548	786	1,060	205	229	4,412	5,837
Brampton	2,797	3,405	246	184	205	225	3,248	3,814
Caledon	405	464	0	0	0	0	405	464
Mississauga	219	679	540	876	0	4	759	1,559
Halton Region	1,916	1,639	994	909	0	307	2,910	2,855
Burlington	127	129	133	361	0	307	260	797
Halton Hills	49	332	0	0	0	0	49	332
Milton	1,061	597	276	110	0	0	1,337	707
Oakville	679	581	585	438	0	0	1,264	1,019
Durham Region	2,307	1,740	203	90	111	294	2,621	2,124
Ajax	589	372	109	39	0	0	698	411
Brock	24	17	0	0	0	0	24	17
Clarington	634	316	14	0	0	27	648	343
Oshawa	502	471	0	0	111	265	613	736
Pickering	312	296	6	30	0	0	318	326
Scugog	27	28	0	0	0	0	27	28
Uxbridge	49	38	0	0	0	0	49	38
Whitby	170	202	74	21	0	2	244	225
Remainder of Toronto CMA	785	943	26	50	0	0	811	993
Bradford West Gwillimbury	257	583	0	0	0	0	257	583
Town of Mono	118	8	13	22	0	0	131	30
New Tecumseth	293	273	13	28	0	0	306	301
Orangeville	117	79	0	0	0	0	117	79
Toronto CMA	12,487	13,632	12,660	16,665	1,523	487	26,670	30,784
Oshawa CMA	1,306	989	88	21	111	294	1,505	1,304
Greater Toronto Area (GTA)	13,186	13,852	12,855	16,997	1,634	1,088	27,675	31,937

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	% Change
Toronto City	126	125	8	34	27	70	0	741	161	970	-83.4
Toronto	10	13	2	0	0	42	0	741	12	796	-98.5
East York	4	2	0	0	0	0	0	0	4	2	100.0
Etobicoke	22	13	6	0	16	0	0	0	44	13	**
North York	80	51	0	30	0	28	0	0	80	109	-26.6
Scarborough	8	43	0	0	11	0	0	0	19	43	-55.8
York	2	3	0	4	0	0	0	0	2	7	-71.4
York Region	226	333	44	22	148	109	479	423	897	887	1.1
Aurora	38	3	0	0	0	0	0	0	38	3	**
East Gwillimbury	6	1	0	0	0	6	0	0	6	7	-14.3
Georgina Township	32	10	0	0	6	11	0	0	38	21	81.0
King Township	11	29	0	0	0	15	0	0	11	44	-75.0
Markham	35	157	40	22	20	49	439	217	534	445	20.0
Newmarket	12	58	0	0	0	5	0	0	12	63	-81.0
Richmond Hill	23	28	0	0	94	5	0	206	117	239	-51.0
Vaughan	63	30	4	0	28	18	40	0	135	48	181.3
Whitchurch-Stouffville	6	17	0	0	0	0	0	0	6	17	-64.7
Peel Region	274	333	142	176	20	26	0	0	436	535	-18.5
Brampton	210	261	102	130	11	26	0	0	323	417	-22.5
Caledon	30	34	2	0	0	0	0	0	32	34	-5.9
Mississauga	34	38	38	46	9	0	0	0	81	84	-3.6
Halton Region	114	81	2	2	13	87	0	138	129	308	-58.1
Burlington	2	8	0	0	0	44	0	138	2	190	-98.9
Halton Hills	15	1	0	0	0	0	0	0	15	1	**
Milton	64	22	2	0	13	20	0	0	79	42	88.1
Oakville	33	50	0	2	0	23	0	0	33	75	-56.0
Durham Region	169	156	6	14	64	110	141	96	380	376	1.1
Ajax	52	69	0	0	7	6	0	0	59	75	-21.3
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	55	9	6	2	25	21	0	0	86	32	168.8
Oshawa	33	47	0	0	17	0	2	0	52	47	10.6
Pickering	10	8	0	12	15	78	0	24	25	122	-79.5
Scugog	3	0	0	0	0	0	0	0	3	0	n/a
Uxbridge	3	5	0	0	0	0	0	0	3	5	-40.0
Whitby	13	18	0	0	0	5	139	72	152	95	60.0
Remainder of Toronto CMA	89	50	10	6	8	33	0	0	107	89	20.2
Bradford West Gwillimbury	30	9	8	0	0	33	0	0	38	42	-9.5
Town of Mono	10	3	0	0	0	0	0	0	10	3	**
New Tecumseth	47	31	2	6	8	0	0	0	57	37	54.1
Orangeville	2	7	0	0	0	0	0	0	2	7	-71.4
Toronto CMA	892	996	206	252	238	365	479	1,188	1,815	2,801	-35.2
Oshawa CMA	101	74	6	2	42	26	141	72	290	174	66.7
Greater Toronto Area (GTA)	909	1,028	202	248	272	402	620	1,398	2,003	3,076	-34.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Toronto City	1,112	934	108	168	456	588	7,405	11,570	9,081	13,260	-31.5
Toronto	137	153	26	14	40	94	5,349	8,184	5,552	8,445	-34.3
East York	59	70	0	0	0	0	105	363	164	433	-62.1
Etobicoke	201	172	50	72	16	68	338	806	605	1,118	-45.9
North York	571	377	22	40	224	252	1,516	1,290	2,333	1,959	19.1
Scarborough	118	129	2	24	173	174	97	927	390	1,254	-68.9
York	26	33	8	18	3	0	0	0	37	51	-27.5
York Region	2,560	2,885	394	522	1,068	1,410	3,867	1,860	7,889	6,677	18.2
Aurora	105	33	0	20	13	41	280	0	398	94	**
East Gwillimbury	37	52	16	24	6	12	0	0	59	88	-33.0
Georgina Township	151	114	0	2	31	11	97	0	279	127	119.7
King Township	239	303	8	0	76	52	0	264	323	619	-47.8
Markham	574	956	304	362	410	669	2,286	717	3,574	2,704	32.2
Newmarket	271	308	18	92	44	39	0	0	333	439	-24.1
Richmond Hill	372	234	6	8	309	201	632	635	1,319	1,078	22.4
Vaughan	686	480	42	14	172	273	572	140	1,472	907	62.3
Whitchurch-Stouffville	125	405	0	0	7	112	0	104	132	621	-78.7
Peel Region	2,916	3,299	1,180	973	1,051	876	900	1,257	6,047	6,405	-5.6
Brampton	2,345	2,799	902	892	807	691	95	225	4,149	4,607	-9.9
Caledon	359	272	68	15	81	58	0	0	508	345	47.2
Mississauga	212	228	210	66	163	127	805	1,032	1,390	1,453	-4.3
Halton Region	1,163	1,038	56	226	896	1,046	1,080	562	3,195	2,872	11.2
Burlington	70	102	8	2	77	133	479	324	634	561	13.0
Halton Hills	196	137	2	0	94	85	0	0	292	222	31.5
Milton	420	599	44	182	497	607	394	98	1,355	1,486	-8.8
Oakville	477	200	2	42	228	221	207	140	914	603	51.6
Durham Region	1,420	1,509	86	124	414	569	214	187	2,134	2,389	-10.7
Ajax	379	341	20	24	68	172	0	0	467	537	-13.0
Brock	10	7	0	0	0	0	0	0	10	7	42.9
Clarington	399	310	28	30	98	115	2	44	527	499	5.6
Oshawa	341	421	14	46	66	77	71	17	492	561	-12.3
Pickering	76	173	24	22	119	112	0	24	219	331	-33.8
Scugog	24	9	0	0	0	0	0	0	24	9	166.7
Uxbridge	39	33	0	0	0	0	0	0	39	33	18.2
Whitby	152	215	0	2	63	93	141	102	356	412	-13.6
Remainder of Toronto CMA	650	581	70	72	185	70	0	32	905	755	19.9
Bradford West Gwillimbury	288	266	26	48	113	53	0	0	427	367	16.3
Town of Mono	32	41	0	0	0	0	0	0	32	41	-22.0
New Tecumseth	278	187	44	24	40	4	0	32	362	247	46.6
Orangeville	52	87	0	0	32	13	0	0	84	100	-16.0
Toronto CMA	8,825	9,182	1,844	2,005	3,766	4,141	12,773	14,981	27,208	30,309	-10.2
Oshawa CMA	892	946	42	78	227	285	214	163	1,375	1,472	-6.6
Greater Toronto Area (GTA)	9,171	9,665	1,824	2,013	3,885	4,489	13,466	15,436	28,346	31,603	-10.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Toronto City	27	70	0	0	0	741	0	0
Toronto	0	42	0	0	0	741	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	16	0	0	0	0	0	0	0
North York	0	28	0	0	0	0	0	0
Scarborough	11	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	148	109	0	0	479	415	0	8
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	6	11	0	0	0	0	0	0
King Township	0	15	0	0	0	0	0	0
Markham	20	49	0	0	439	215	0	2
Newmarket	0	5	0	0	0	0	0	0
Richmond Hill	94	5	0	0	0	200	0	6
Vaughan	28	18	0	0	40	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	20	26	0	0	0	0	0	0
Brampton	11	26	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	9	0	0	0	0	0	0	0
Halton Region	13	87	0	0	0	138	0	0
Burlington	0	44	0	0	0	138	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	13	20	0	0	0	0	0	0
Oakville	0	23	0	0	0	0	0	0
Durham Region	58	95	6	15	0	96	141	0
Ajax	7	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	25	6	0	15	0	0	0	0
Oshawa	11	0	6	0	0	0	2	0
Pickering	15	78	0	0	0	24	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	5	0	0	0	72	139	0
Remainder of Toronto CMA	8	33	0	0	0	0	0	0
Bradford West Gwillimbury	0	33	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	238	365	0	0	479	1,180	0	8
Oshawa CMA	36	11	6	15	0	72	141	0
Greater Toronto Area (GTA)	266	387	6	15	479	1,390	141	8

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	456	574	0	14	7,216	9,903	189	1,667
Toronto	40	94	0	0	5,160	6,818	189	1,366
East York	0	0	0	0	105	363	0	0
Etobicoke	16	68	0	0	338	806	0	0
North York	224	238	0	14	1,516	1,199	0	91
Scarborough	173	174	0	0	97	717	0	210
York	3	0	0	0	0	0	0	0
York Region	1,068	1,410	0	0	3,764	1,705	103	155
Aurora	13	41	0	0	280	0	0	0
East Gwillimbury	6	12	0	0	0	0	0	0
Georgina Township	31	11	0	0	0	0	97	0
King Township	76	52	0	0	0	264	0	0
Markham	410	669	0	0	2,280	708	6	9
Newmarket	44	39	0	0	0	0	0	0
Richmond Hill	309	201	0	0	632	489	0	146
Vaughan	172	273	0	0	572	140	0	0
Whitchurch-Stouffville	7	112	0	0	0	104	0	0
Peel Region	1,043	876	8	0	900	782	0	475
Brampton	799	691	8	0	95	0	0	225
Caledon	81	58	0	0	0	0	0	0
Mississauga	163	127	0	0	805	782	0	250
Halton Region	896	1,046	0	0	1,043	560	37	2
Burlington	77	133	0	0	442	324	37	0
Halton Hills	94	85	0	0	0	0	0	0
Milton	497	607	0	0	394	96	0	2
Oakville	228	221	0	0	207	140	0	0
Durham Region	408	533	6	36	2	166	212	21
Ajax	68	172	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	98	79	0	36	2	40	0	4
Oshawa	60	77	6	0	0	0	71	17
Pickering	119	112	0	0	0	24	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	63	93	0	0	0	102	141	0
Remainder of Toronto CMA	185	70	0	0	0	32	0	0
Bradford West Gwillimbury	113	53	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	40	4	0	0	0	32	0	0
Orangeville	32	13	0	0	0	0	0	0
Toronto CMA	3,758	4,127	8	14	12,481	12,682	292	2,299
Oshawa CMA	221	249	6	36	2	142	212	21
Greater Toronto Area (GTA)	3,871	4,439	14	50	12,925	13,116	541	2,320

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Toronto City	150	201	11	769	0	0	161	970
Toronto	12	55	0	741	0	0	12	796
East York	4	2	0	0	0	0	4	2
Etobicoke	44	13	0	0	0	0	44	13
North York	80	81	0	28	0	0	80	109
Scarborough	8	43	11	0	0	0	19	43
York	2	7	0	0	0	0	2	7
York Region	418	446	479	433	0	8	897	887
Aurora	38	3	0	0	0	0	38	3
East Gwillimbury	6	7	0	0	0	0	6	7
Georgina Township	38	21	0	0	0	0	38	21
King Township	11	44	0	0	0	0	11	44
Markham	95	228	439	215	0	2	534	445
Newmarket	12	63	0	0	0	0	12	63
Richmond Hill	117	33	0	200	0	6	117	239
Vaughan	95	30	40	18	0	0	135	48
Whitchurch-Stouffville	6	17	0	0	0	0	6	17
Peel Region	427	535	9	0	0	0	436	535
Brampton	323	417	0	0	0	0	323	417
Caledon	32	34	0	0	0	0	32	34
Mississauga	72	84	9	0	0	0	81	84
Halton Region	129	129	0	179	0	0	129	308
Burlington	2	21	0	169	0	0	2	190
Halton Hills	15	1	0	0	0	0	15	1
Milton	79	42	0	0	0	0	79	42
Oakville	33	65	0	10	0	0	33	75
Durham Region	219	254	14	107	147	15	380	376
Ajax	59	69	0	6	0	0	59	75
Brock	0	0	0	0	0	0	0	0
Clarington	72	17	14	0	0	15	86	32
Oshawa	44	47	0	0	8	0	52	47
Pickering	25	98	0	24	0	0	25	122
Scugog	3	0	0	0	0	0	3	0
Uxbridge	3	5	0	0	0	0	3	5
Whitby	13	18	0	77	139	0	152	95
Remainder of Toronto CMA	104	83	3	6	0	0	107	89
Bradford West Gwillimbury	38	42	0	0	0	0	38	42
Town of Mono	9	1	1	2	0	0	10	3
New Tecumseth	55	33	2	4	0	0	57	37
Orangeville	2	7	0	0	0	0	2	7
Toronto CMA	1,313	1,545	502	1,248	0	8	1,815	2,801
Oshawa CMA	129	82	14	77	147	15	290	174
Greater Toronto Area (GTA)	1,343	1,565	513	1,488	147	23	2,003	3,076

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	1,452	1,560	7,430	10,019	199	1,681	9,081	13,260
Toronto	199	261	5,160	6,818	193	1,366	5,552	8,445
East York	59	70	105	363	0	0	164	433
Etobicoke	261	244	338	874	6	0	605	1,118
North York	624	613	1,709	1,241	0	105	2,333	1,959
Scarborough	272	321	118	723	0	210	390	1,254
York	37	51	0	0	0	0	37	51
York Region	3,957	4,657	3,829	1,865	103	155	7,889	6,677
Aurora	117	91	281	3	0	0	398	94
East Gwillimbury	59	88	0	0	0	0	59	88
Georgina Township	182	127	0	0	97	0	279	127
King Township	323	355	0	264	0	0	323	619
Markham	1,288	1,987	2,280	708	6	9	3,574	2,704
Newmarket	289	439	44	0	0	0	333	439
Richmond Hill	680	417	639	515	0	146	1,319	1,078
Vaughan	887	636	585	271	0	0	1,472	907
Whitchurch-Stouffville	132	517	0	104	0	0	132	621
Peel Region	4,949	5,006	1,090	924	8	475	6,047	6,405
Brampton	3,884	4,367	257	15	8	225	4,149	4,607
Caledon	508	345	0	0	0	0	508	345
Mississauga	557	294	833	909	0	250	1,390	1,453
Halton Region	1,918	2,011	1,240	859	37	2	3,195	2,872
Burlington	93	152	504	409	37	0	634	561
Halton Hills	292	222	0	0	0	0	292	222
Milton	894	1,331	461	153	0	2	1,355	1,486
Oakville	639	306	275	297	0	0	914	603
Durham Region	1,861	1,929	55	399	218	61	2,134	2,389
Ajax	467	447	0	90	0	0	467	537
Brock	10	7	0	0	0	0	10	7
Clarington	513	381	14	78	0	40	527	499
Oshawa	415	493	0	47	77	21	492	561
Pickering	213	307	6	24	0	0	219	331
Scugog	24	9	0	0	0	0	24	9
Uxbridge	39	33	0	0	0	0	39	33
Whitby	180	252	35	160	141	0	356	412
Remainder of Toronto CMA	863	664	42	91	0	0	905	755
Bradford West Gwillimbury	427	367	0	0	0	0	427	367
Town of Mono	16	11	16	30	0	0	32	41
New Tecumseth	336	186	26	61	0	0	362	247
Orangeville	84	100	0	0	0	0	84	100
Toronto CMA	13,765	14,533	13,133	13,463	310	2,313	27,208	30,309
Oshawa CMA	1,108	1,126	49	285	218	61	1,375	1,472
Greater Toronto Area (GTA)	14,137	15,163	13,644	14,066	565	2,374	28,346	31,603

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
November 2014	0	0.0	0	0.0	1	1.0	5	4.8	99	94.3	105	1,950,000	2,062,254
November 2013	0	0.0	2	2.1	14	14.9	8	8.5	70	74.5	94	939,500	1,361,865
Year-to-date 2014	2	0.2	2	0.2	7	0.8	61	6.7	837	92.1	909	1,789,000	1,742,727
Year-to-date 2013	5	0.6	10	1.2	23	2.7	66	7.8	739	87.7	843	1,359,000	1,606,887
Toronto													
November 2014	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,295,000	1,619,890
Year-to-date 2014	1	0.9	0	0.0	0	0.0	1	0.9	108	98.2	110	1,335,000	1,511,132
Year-to-date 2013	0	0.0	0	0.0	0	0.0	6	4.7	121	95.3	127	1,495,000	1,849,141
East York													
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	2	7.7	4	15.4	20	76.9	26	1,165,000	1,379,923
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	13.1	53	86.9	61	949,000	1,109,975
Etobicoke													
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	2,000,000	2,115,522
November 2013	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	6.0	171	94.0	182	1,900,000	1,752,042
Year-to-date 2013	0	0.0	0	0.0	1	0.6	23	13.9	142	85.5	166	1,529,250	1,744,690
North York													
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	55	100.0	55	1,990,000	2,507,691
November 2013	0	0.0	0	0.0	1	3.3	0	0.0	29	96.7	30	1,995,250	1,994,319
Year-to-date 2014	1	0.2	1	0.2	2	0.4	6	1.3	448	97.8	458	1,950,000	2,038,835
Year-to-date 2013	4	1.1	0	0.0	1	0.3	3	0.8	348	97.8	356	1,698,900	1,839,934
Scarborough													
November 2014	0	0.0	0	0.0	1	6.7	4	26.7	10	66.7	15	825,000	989,647
November 2013	0	0.0	1	2.4	13	31.7	7	17.1	20	48.8	41	731,000	742,837
Year-to-date 2014	0	0.0	1	0.9	3	2.7	35	31.5	72	64.9	111	850,000	972,957
Year-to-date 2013	1	1.0	9	9.1	21	21.2	18	18.2	50	50.5	99	800,000	752,152
York													
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2013	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	18.2	18	81.8	22	872,500	971,814
Year-to-date 2013	0	0.0	1	2.9	0	0.0	8	23.5	25	73.5	34	874,190	969,350

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
November 2014	40	17.5	9	3.9	28	12.2	41	17.9	111	48.5	229	785,880	797,848
November 2013	22	6.5	16	4.7	68	20.2	109	32.3	122	36.2	337	715,990	852,610
Year-to-date 2014	186	7.3	108	4.2	415	16.3	536	21.1	1,297	51.0	2,542	810,490	882,838
Year-to-date 2013	213	7.4	184	6.4	605	21.0	1,018	35.4	856	29.8	2,876	705,000	793,767
Aurora													
November 2014	0	0.0	0	0.0	2	5.3	4	10.5	32	84.2	38	879,900	874,543
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	0.0	4	3.7	34	31.8	29	27.1	40	37.4	107	684,990	797,586
Year-to-date 2013	0	0.0	2	6.5	3	9.7	2	6.5	24	77.4	31	929,990	1,090,186
East Gwillimbury													
November 2014	0	0.0	3	50.0	0	0.0	2	33.3	1	16.7	6	--	--
November 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	17	45.9	14	37.8	0	0.0	4	10.8	2	5.4	37	451,990	501,341
Year-to-date 2013	38	73.1	8	15.4	2	3.8	3	5.8	1	1.9	52	442,990	473,875
Georgina Township													
November 2014	32	100.0	0	0.0	0	0.0	0	0.0	0	0.0	32	344,490	348,709
November 2013	9	90.0	0	0.0	0	0.0	0	0.0	1	10.0	10	314,990	378,490
Year-to-date 2014	121	81.2	4	2.7	3	2.0	6	4.0	15	10.1	149	349,990	443,896
Year-to-date 2013	87	76.3	5	4.4	3	2.6	7	6.1	12	10.5	114	339,990	464,699
King Township													
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,377,500	1,356,064
November 2013	0	0.0	0	0.0	0	0.0	7	24.1	22	75.9	29	848,990	992,441
Year-to-date 2014	0	0.0	1	0.4	1	0.4	23	9.9	208	89.3	233	899,990	1,110,274
Year-to-date 2013	0	0.0	0	0.0	1	0.3	112	37.2	188	62.5	301	829,990	942,333
Markham													
November 2014	0	0.0	0	0.0	4	11.1	14	38.9	18	50.0	36	822,935	821,796
November 2013	0	0.0	8	5.0	48	30.0	57	35.6	47	29.4	160	699,990	791,317
Year-to-date 2014	1	0.2	2	0.4	146	25.6	167	29.3	254	44.6	570	765,445	857,110
Year-to-date 2013	10	1.0	48	5.0	253	26.5	365	38.3	278	29.1	954	705,000	778,715
Newmarket													
November 2014	4	28.6	2	14.3	0	0.0	3	21.4	5	35.7	14	750,900	647,336
November 2013	13	22.4	7	12.1	5	8.6	32	55.2	1	1.7	58	667,445	606,279
Year-to-date 2014	38	13.8	60	21.8	43	15.6	111	40.4	23	8.4	275	633,900	622,365
Year-to-date 2013	64	20.8	59	19.2	80	26.1	103	33.6	1	0.3	307	580,900	577,310
Richmond Hill													
November 2014	0	0.0	0	0.0	1	4.3	1	4.3	21	91.3	23	986,990	1,094,610
November 2013	0	0.0	0	0.0	3	10.3	6	20.7	20	69.0	29	1,410,000	1,361,062
Year-to-date 2014	0	0.0	0	0.0	2	0.5	60	16.0	314	83.5	376	984,990	1,167,711
Year-to-date 2013	0	0.0	2	0.9	13	5.6	79	33.8	140	59.8	234	869,500	1,132,234
Vaughan													
November 2014	0	0.0	4	6.5	19	30.6	17	27.4	22	35.5	62	700,490	839,227
November 2013	0	0.0	0	0.0	0	0.0	2	6.7	28	93.3	30	1,325,000	1,261,885
Year-to-date 2014	4	0.6	20	3.0	165	24.7	103	15.4	376	56.3	668	862,445	909,532
Year-to-date 2013	1	0.2	0	0.0	26	5.4	259	54.2	192	40.2	478	774,000	930,687
Whitchurch-Stouffville													
November 2014	4	66.7	0	0.0	2	33.3	0	0.0	0	0.0	6	--	--
November 2013	0	0.0	1	5.9	11	64.7	5	29.4	0	0.0	17	595,900	617,108
Year-to-date 2014	5	3.9	3	2.4	21	16.5	33	26.0	65	51.2	127	842,990	859,210
Year-to-date 2013	13	3.2	60	14.8	224	55.3	88	21.7	20	4.9	405	600,000	636,736

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
November 2014	27	9.9	66	24.1	65	23.7	57	20.8	59	21.5	274	620,900	687,138
November 2013	26	7.6	83	24.2	97	28.3	122	35.6	15	4.4	343	615,900	624,528
Year-to-date 2014	336	11.5	753	25.9	879	30.2	601	20.6	343	11.8	2,912	596,900	633,515
Year-to-date 2013	501	15.2	901	27.3	840	25.4	832	25.2	231	7.0	3,305	579,990	606,909
Brampton													
November 2014	27	12.9	59	28.1	58	27.6	45	21.4	21	10.0	210	569,446	601,175
November 2013	25	9.4	77	28.8	77	28.8	73	27.3	15	5.6	267	591,900	605,765
Year-to-date 2014	321	13.7	677	28.9	745	31.8	456	19.5	144	6.1	2,343	577,900	592,869
Year-to-date 2013	484	17.3	840	30.0	729	26.0	628	22.4	118	4.2	2,799	561,900	578,413
Caledon													
November 2014	0	0.0	7	23.3	7	23.3	12	40.0	4	13.3	30	662,900	643,300
November 2013	1	2.6	6	15.8	20	52.6	11	28.9	0	0.0	38	622,400	615,591
Year-to-date 2014	15	4.2	76	21.3	134	37.5	92	25.8	40	11.2	357	602,900	639,398
Year-to-date 2013	17	6.1	56	20.1	103	37.1	76	27.3	26	9.4	278	614,900	637,162
Mississauga													
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	34	100.0	34	1,150,000	1,256,765
November 2013	0	0.0	0	0.0	0	0.0	38	100.0	0	0.0	38	754,900	765,300
Year-to-date 2014	0	0.0	0	0.0	0	0.0	53	25.0	159	75.0	212	950,000	1,072,824
Year-to-date 2013	0	0.0	5	2.2	8	3.5	128	56.1	87	38.2	228	754,900	919,853
Halton Region													
November 2014	0	0.0	46	41.4	28	25.2	10	9.0	27	24.3	111	579,900	944,807
November 2013	13	15.5	10	11.9	23	27.4	8	9.5	30	35.7	84	635,000	1,216,211
Year-to-date 2014	2	0.2	289	24.7	236	20.2	313	26.8	328	28.1	1,168	669,995	864,912
Year-to-date 2013	277	26.5	258	24.7	226	21.6	90	8.6	193	18.5	1,044	545,900	755,612
Burlington													
November 2014	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
November 2013	0	0.0	0	0.0	5	55.6	3	33.3	1	11.1	9	--	--
Year-to-date 2014	2	2.9	0	0.0	24	34.3	16	22.9	28	40.0	70	699,500	1,261,638
Year-to-date 2013	0	0.0	1	1.0	47	44.8	26	24.8	31	29.5	105	694,990	910,719
Halton Hills													
November 2014	0	0.0	3	20.0	3	20.0	0	0.0	9	60.0	15	950,000	959,233
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	0.0	21	10.7	64	32.7	77	39.3	34	17.3	196	664,900	730,025
Year-to-date 2013	2	1.5	22	16.1	51	37.2	33	24.1	29	21.2	137	629,000	704,716
Milton													
November 2014	0	0.0	43	67.2	21	32.8	0	0.0	0	0.0	64	529,990	539,252
November 2013	13	59.1	9	40.9	0	0.0	0	0.0	0	0.0	22	440,900	447,491
Year-to-date 2014	0	0.0	266	63.3	128	30.5	14	3.3	12	2.9	420	535,900	557,962
Year-to-date 2013	274	45.4	233	38.6	67	11.1	9	1.5	20	3.3	603	459,900	484,041
Oakville													
November 2014	0	0.0	0	0.0	3	10.0	9	30.0	18	60.0	30	1,850,000	1,823,000
November 2013	0	0.0	1	1.9	18	34.6	5	9.6	28	53.8	52	1,150,000	1,618,038
Year-to-date 2014	0	0.0	2	0.4	20	4.1	206	42.7	254	52.7	482	805,000	1,129,614
Year-to-date 2013	1	0.5	2	1.0	61	30.7	22	11.1	113	56.8	199	1,200,000	1,531,709

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
November 2014	75	46.6	38	23.6	25	15.5	13	8.1	10	6.2	161	468,900	501,142
November 2013	43	27.9	33	21.4	42	27.3	30	19.5	6	3.9	154	558,745	552,493
Year-to-date 2014	596	42.9	327	23.5	226	16.3	181	13.0	59	4.2	1,389	473,300	508,335
Year-to-date 2013	632	42.1	341	22.7	255	17.0	200	13.3	74	4.9	1,502	479,990	507,523
Ajax													
November 2014	8	15.4	18	34.6	15	28.8	11	21.2	0	0.0	52	558,300	564,354
November 2013	2	3.0	9	13.4	31	46.3	25	37.3	0	0.0	67	636,600	619,112
Year-to-date 2014	35	9.1	116	30.1	117	30.4	113	29.4	4	1.0	385	592,100	591,581
Year-to-date 2013	21	6.1	98	28.7	138	40.4	80	23.4	5	1.5	342	590,000	580,649
Brock													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
November 2014	39	75.0	7	13.5	3	5.8	0	0.0	3	5.8	52	386,740	432,352
November 2013	3	33.3	3	33.3	2	22.2	0	0.0	1	11.1	9	--	--
Year-to-date 2014	295	75.3	57	14.5	19	4.8	12	3.1	9	2.3	392	379,990	412,313
Year-to-date 2013	244	78.5	36	11.6	15	4.8	6	1.9	10	3.2	311	352,990	396,135
Oshawa													
November 2014	21	63.6	9	27.3	3	9.1	0	0.0	0	0.0	33	402,490	426,775
November 2013	38	80.9	8	17.0	1	2.1	0	0.0	0	0.0	47	398,990	403,586
Year-to-date 2014	213	61.9	90	26.2	26	7.6	13	3.8	2	0.6	344	424,945	440,393
Year-to-date 2013	280	66.4	95	22.5	29	6.9	18	4.3	0	0.0	422	406,900	429,581
Pickering													
November 2014	0	0.0	1	10.0	2	20.0	2	20.0	5	50.0	10	756,350	744,750
November 2013	0	0.0	3	37.5	1	12.5	3	37.5	1	12.5	8	--	--
Year-to-date 2014	0	0.0	11	14.5	25	32.9	23	30.3	17	22.4	76	683,300	699,934
Year-to-date 2013	13	7.5	32	18.5	30	17.3	65	37.6	33	19.1	173	685,000	678,810
Scugog													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
November 2014	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
November 2013	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	--	--
Year-to-date 2014	6	15.4	12	30.8	9	23.1	6	15.4	6	15.4	39	601,000	596,532
Year-to-date 2013	6	18.2	2	6.1	4	12.1	7	21.2	14	42.4	33	751,700	771,703
Whitby													
November 2014	7	63.6	3	27.3	1	9.1	0	0.0	0	0.0	11	389,900	436,875
November 2013	0	0.0	10	55.6	5	27.8	2	11.1	1	5.6	18	549,647	583,477
Year-to-date 2014	47	30.7	41	26.8	30	19.6	14	9.2	21	13.7	153	509,990	579,977
Year-to-date 2013	68	30.8	78	35.3	39	17.6	24	10.9	12	5.4	221	500,000	526,411

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
November 2014	77	86.5	3	3.4	4	4.5	5	5.6	0	0.0	89	369,990	408,089
November 2013	48	96.0	0	0.0	1	2.0	0	0.0	1	2.0	50	382,490	391,470
Year-to-date 2014	485	74.4	97	14.9	12	1.8	20	3.1	38	5.8	652	394,990	449,683
Year-to-date 2013	531	91.1	35	6.0	7	1.2	2	0.3	8	1.4	583	389,990	391,712
Bradford West Gwillimbury													
November 2014	28	93.3	2	6.7	0	0.0	0	0.0	0	0.0	30	394,990	394,423
November 2013	8	88.9	0	0.0	0	0.0	0	0.0	1	11.1	9	--	--
Year-to-date 2014	194	67.4	48	16.7	4	1.4	6	2.1	36	12.5	288	409,990	502,625
Year-to-date 2013	242	91.0	18	6.8	1	0.4	1	0.4	4	1.5	266	395,990	404,519
Town of Mono													
November 2014	0	0.0	1	10.0	4	40.0	5	50.0	0	0.0	10	659,990	649,481
November 2013	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2014	11	32.4	9	26.5	4	11.8	8	23.5	2	5.9	34	497,403	568,471
Year-to-date 2013	26	63.4	7	17.1	3	7.3	1	2.4	4	9.8	41	438,900	486,266
New Tecumseth													
November 2014	47	100.0	0	0.0	0	0.0	0	0.0	0	0.0	47	359,990	365,394
November 2013	31	100.0	0	0.0	0	0.0	0	0.0	0	0.0	31	349,990	353,148
Year-to-date 2014	242	87.1	27	9.7	4	1.4	5	1.8	0	0.0	278	364,990	383,950
Year-to-date 2013	185	98.9	2	1.1	0	0.0	0	0.0	0	0.0	187	344,990	348,584
Orangeville													
November 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
November 2013	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2014	38	73.1	13	25.0	0	0.0	1	1.9	0	0.0	52	416,900	430,219
Year-to-date 2013	78	87.6	8	9.0	3	3.4	0	0.0	0	0.0	89	391,900	400,494
Toronto CMA													
November 2014	152	17.5	143	16.4	143	16.4	130	14.9	303	34.8	871	649,900	880,302
November 2013	111	11.3	123	12.6	232	23.7	272	27.8	241	24.6	979	663,880	812,477
Year-to-date 2014	1,050	12.2	1,388	16.1	1,676	19.5	1,657	19.2	2,842	33.0	8,613	663,900	835,066
Year-to-date 2013	1,567	17.2	1,519	16.7	1,826	20.1	2,134	23.5	2,048	22.5	9,094	625,900	759,445
Oshawa CMA													
November 2014	67	69.8	19	19.8	7	7.3	0	0.0	3	3.1	96	392,990	430,953
November 2013	41	55.4	21	28.4	8	10.8	2	2.7	2	2.7	74	432,990	459,912
Year-to-date 2014	555	62.4	188	21.1	75	8.4	39	4.4	32	3.6	889	405,900	452,035
Year-to-date 2013	592	62.1	209	21.9	83	8.7	48	5.0	22	2.3	954	406,303	441,109
Greater Toronto Area													
November 2014	142	16.1	159	18.1	147	16.7	126	14.3	306	34.8	880	642,600	878,497
November 2013	104	10.3	144	14.2	244	24.1	277	27.4	243	24.0	1,012	655,500	807,119
Year-to-date 2014	1,122	12.6	1,479	16.6	1,763	19.8	1,692	19.0	2,864	32.1	8,920	655,990	828,409
Year-to-date 2013	1,628	17.0	1,694	17.7	1,949	20.4	2,206	23.1	2,093	21.9	9,570	619,990	751,774

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2014

Submarket	Nov 2014	Nov 2013	% Change	YTD 2014	YTD 2013	% Change
Toronto City	2,062,254	1,361,865	51.4	1,742,727	1,606,887	8.5
Toronto	--	1,619,890	n/a	1,511,132	1,849,141	-18.3
East York	--	--	n/a	1,379,923	1,109,975	24.3
Etobicoke	2,115,522	--	n/a	1,752,042	1,744,690	0.4
North York	2,507,691	1,994,319	25.7	2,038,835	1,839,934	10.8
Scarborough	989,647	742,837	33.2	972,957	752,152	29.4
York	--	--	n/a	971,814	969,350	0.3
York Region	797,848	852,610	-6.4	882,838	793,767	11.2
Aurora	874,543	--	n/a	797,586	1,090,186	-26.8
East Gwillimbury	--	--	n/a	501,341	473,875	5.8
Georgina Township	348,709	378,490	-7.9	443,896	464,699	-4.5
King Township	1,356,064	992,441	36.6	1,110,274	942,333	17.8
Markham	821,796	791,317	3.9	857,110	778,715	10.1
Newmarket	647,336	606,279	6.8	622,365	577,310	7.8
Richmond Hill	1,094,610	1,361,062	-19.6	1,167,711	1,132,2 4	3.1
Vaughan	839,227	1,261,885	-33.5	909,532	930,687	-2.3
Whitchurch-Stouffville	--	617,108	n/a	859,210	636,736	34.9
Peel Region	687,138	624,528	10.0	633,515	606,909	4.4
Brampton	601,175	605,765	-0.8	592,869	578,413	2.5
Caledon	643,300	615,591	4.5	639,398	637,162	0.4
Mississauga	1,256,765	765,300	64.2	1,072,824	919,853	16.6
Halton Region	944,807	1,216,211	-22.3	864,912	755,612	14.5
Burlington	--	--	n/a	1,261,638	910,719	38.5
Halton Hills	959,233	--	n/a	730,025	704,716	3.6
Milton	539,252	447,491	20.5	557,962	484,041	15.3
Oakville	1,823,000	1,618,038	12.7	1,129,614	1,531,709	-26.3
Durham Region	501,142	552,493	-9.3	508,335	507,523	0.2
Ajax	564,354	619,112	-8.8	591,581	580,649	1.9
Brock	--	--	n/a	--	--	n/a
Clarington	432,352	--	n/a	412,313	396,135	4.1
Oshawa	426,775	403,586	5.7	440,393	429,581	2.5
Pickering	744,750	--	n/a	699,934	678,810	3.1
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	596,532	771,703	-22.7
Whitby	436,875	583,477	-25.1	579,977	526,411	10.2
Remainder of Toronto CMA	408,089	391,470	4.2	449,683	391,712	14.8
Bradford West Gwillimbury	394,423	--	n/a	502,625	404,519	24.3
Town of Mono	649,481	--	n/a	568,471	486,266	16.9
New Tecumseth	365,394	353,148	3.5	383,950	348,584	10.1
Orangeville	--	--	n/a	430,219	400,494	7.4
Toronto CMA	880,302	812,477	8.3	835,066	759,445	10.0
Oshawa CMA	430,953	459,912	-6.3	452,035	441,109	2.5
Greater Toronto Area (GTA)	878,497	807,119	8.8	828,409	751,774	10.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
November 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	4,375	-4.2	7,215	10,624	13,619	53.0	482,648	4.1	502,571
	February	5,759	-18.1	7,071	11,052	12,793	55.3	510,580	1.6	504,250
	March	7,765	-19.9	7,120	14,728	13,439	53.0	519,879	3.1	510,941
	April	9,811	-5.2	7,215	18,270	13,560	53.2	526,335	1.7	507,006
	May	10,182	-6.2	7,274	19,216	13,572	53.6	542,174	4.9	517,042
	June	9,061	-3.8	7,333	15,564	13,415	54.7	531,374	4.5	518,329
	July	8,544	12.9	7,637	14,132	13,104	58.3	513,246	7.6	522,865
	August	7,569	17.9	7,923	12,208	13,199	60.0	503,094	5.0	524,454
	September	7,411	26.1	8,045	14,938	13,003	61.9	533,797	6.0	536,420
	October	8,000	16.0	7,585	13,110	12,900	58.8	539,058	7.1	534,307
	November	6,391	10.3	7,413	9,345	12,670	58.5	538,881	11.0	541,200
	December	4,078	10.5	7,114	4,102	12,016	59.2	520,398	8.7	542,076
2014	January	4,135	-5.5	6,794	8,822	11,566	58.7	526,528	9.1	547,408
	February	5,731	-0.5	6,967	10,897	12,363	56.4	553,193	8.3	546,824
	March	8,081	4.1	7,068	14,829	12,638	55.9	557,684	7.3	548,484
	April	9,706	-1.1	7,555	17,351	13,354	56.6	577,898	9.8	556,004
	May	11,079	8.8	8,011	18,931	13,296	60.3	585,204	7.9	557,041
	June	10,180	12.3	8,105	16,735	13,627	59.5	568,953	7.1	555,930
	July	9,198	7.7	8,093	15,187	13,687	59.1	550,700	7.3	561,787
	August	7,600	0.4	8,232	11,733	13,230	62.2	546,303	8.6	569,329
	September	8,051	8.6	8,192	15,692	13,073	62.7	573,676	7.5	574,703
	October	8,552	6.9	8,247	13,476	13,338	61.8	587,505	9.0	580,974
	November	6,519	2.0	8,087	8,789	12,783	63.3	577,936	7.2	580,326
	December									
	Q3 2013	23,524	18.4		41,278			516,454	6.4	
	Q3 2014	24,849	5.6		42,612			556,799	7.8	
	YTD 2013	84,868	0.5		153,187			524,267	4.9	
	YTD 2014	88,832	4.7		152,442			566,986	8.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
November 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	488	-12.2	800	989	1,209	66.2	331,514	4.8	338,065
	February	716	-11.5	815	1,072	1,153	70.7	348,474	7.7	350,713
	March	899	-20.3	759	1,412	1,110	68.4	346,697	5.8	347,223
	April	1,145	-1.9	874	1,682	1,283	68.1	353,291	4.7	345,063
	May	1,122	-5.2	825	1,837	1,346	61.3	354,968	4.7	348,797
	June	1,028	-2.2	827	1,402	1,184	69.8	358,692	5.8	350,560
	July	948	2.5	858	1,334	1,300	66.0	359,090	7.3	353,684
	August	896	4.9	907	1,235	1,286	70.5	357,105	6.3	358,941
	September	804	10.3	836	1,341	1,215	68.7	351,669	5.0	351,246
	October	870	9.2	880	1,188	1,245	70.7	359,974	7.2	362,473
	November	679	-2.9	817	849	1,166	70.0	368,257	9.7	370,238
	December	424	8.7	778	380	1,067	72.9	356,996	9.9	370,556
2014	January	459	-5.9	754	791	977	77.1	392,353	18.4	400,303
	February	593	-17.2	676	1,002	1,087	62.2	370,120	6.2	372,407
	March	900	0.1	769	1,488	1,176	65.4	376,923	8.7	377,167
	April	1,090	-4.8	829	1,631	1,245	66.6	386,589	9.4	377,786
	May	1,268	13.0	930	1,738	1,266	73.5	387,382	9.1	380,423
	June	1,109	7.9	897	1,554	1,311	68.4	393,461	9.7	384,638
	July	1,063	12.1	957	1,479	1,432	66.8	393,111	9.5	387,656
	August	868	-3.1	873	1,142	1,187	73.5	386,036	8.1	387,830
	September	930	15.7	972	1,382	1,254	77.5	397,776	13.1	397,014
	October	929	6.8	932	1,194	1,242	75.0	390,725	8.5	393,931
	November	690	1.6	834	840	1,162	71.8	398,712	8.3	400,110
	December									
	Q3 2013	2,648	5.6		3,910			356,165	6.3	
	Q3 2014	2,861	8.0		4,003			392,481	10.2	
	YTD 2013	9,595	-3.1		14,341			354,439	6.3	
	YTD 2014	9,899	3.2		14,241			388,798	9.7	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
November 2014

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,079	8.4	68.1	895
	March	590	3.00	5.14	119.1	123.3	3,072	8.3	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,085	8.3	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,102	7.9	68.0	918
	June	590	3.14	5.14	119.4	123.4	3,129	7.8	68.4	927
	July	590	3.14	5.14	119.8	123.6	3,135	7.8	68.4	920
	August	601	3.14	5.34	119.8	123.7	3,149	7.9	68.6	918
	September	601	3.14	5.34	119.9	123.8	3,153	8.0	68.6	916
	October	601	3.14	5.34	120.0	123.7	3,152	8.1	68.6	923
	November	601	3.14	5.34	120.1	123.6	3,141	8.3	68.4	924
	December	601	3.14	5.34	120.4	123.4	3,134	8.5	68.3	923
2014	January	595	3.14	5.24	120.7	123.7	3,132	8.4	68.1	923
	February	595	3.14	5.24	121.0	125.0	3,136	8.3	68.0	923
	March	581	3.14	4.99	121.0	125.5	3,140	8.0	67.7	922
	April	570	3.14	4.79	121.8	126.4	3,154	7.8	67.8	919
	May	570	3.14	4.79	121.8	127.0	3,153	7.6	67.6	915
	June	570	3.14	4.79	122.2	127.4	3,139	7.9	67.4	917
	July	570	3.14	4.79	122.1	126.9	3,119	8.2	67.0	918
	August	570	3.14	4.79	122.5	126.9	3,104	8.3	66.7	926
	September	570	3.14	4.79	122.9	127.2	3,104	8.2	66.5	935
	October	570	3.14	4.79	123.0	127.4	3,113	7.9	66.4	945
	November	570	3.14	4.79			3,120	7.8	66.4	950
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
November 2014

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	119.0	121.5	194.5	9.3	68.8	949
	February	595	3.00	5.24	119.0	122.9	195.3	9.0	68.8	942
	March	590	3.00	5.14	119.1	123.3	197.2	8.4	68.8	935
	April	590	3.00	5.14	119.2	123.1	197.6	8.1	68.7	941
	May	590	3.00	5.14	119.4	123.2	198.3	7.4	68.3	945
	June	590	3.14	5.14	119.4	123.4	198.6	7.1	68.1	956
	July	590	3.14	5.14	119.8	123.6	200.3	6.4	68.2	954
	August	601	3.14	5.34	119.8	123.7	200.7	6.4	68.2	955
	September	601	3.14	5.34	119.9	123.8	199.8	6.3	67.6	946
	October	601	3.14	5.34	120.0	123.7	198.8	6.6	67.5	946
	November	601	3.14	5.34	120.1	123.6	198.0	6.7	67.1	954
	December	601	3.14	5.34	120.4	123.4	198.1	7.0	67.3	957
2014	January	595	3.14	5.24	120.7	123.7	196.2	7.2	66.7	967
	February	595	3.14	5.24	121.0	125.0	196.2	7.3	66.7	964
	March	581	3.14	4.99	121.0	125.5	197.1	7.1	66.8	962
	April	570	3.14	4.79	121.8	126.4	199.7	7.0	67.5	955
	May	570	3.14	4.79	121.8	127.0	200.9	7.3	68.0	955
	June	570	3.14	4.79	122.2	127.4	202.8	7.2	68.5	957
	July	570	3.14	4.79	122.1	126.9	204.4	7.5	69.1	953
	August	570	3.14	4.79	122.5	126.9	205.1	7.7	69.4	953
	September	570	3.14	4.79	122.9	127.2	205.8	7.7	69.6	956
	October	570	3.14	4.79	123.0	127.4	206.6	7.4	69.5	956
	November	570	3.14	4.79			208.8	6.8	69.7	956
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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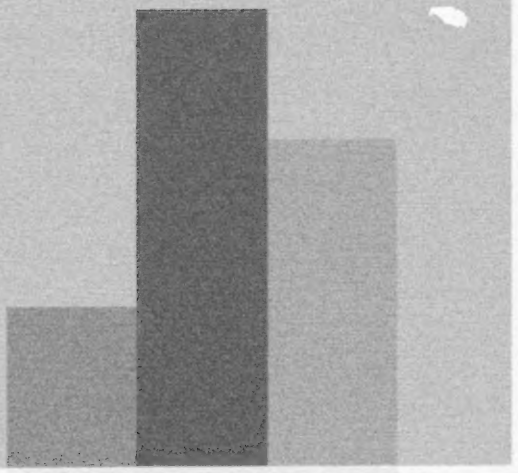

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- Condominium Owners Report
- Housing Information Monthly
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